

UNOFFICIAL COPY

Doc#. 2321406088 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/02/2023 11:35 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20230601650126
ST/CO Stamp 0-373-402-064 ST Tax \$1,156.00 CO Tax \$578.00
City Stamp 1-046-653-392 City Tax: \$12,138.00

FIRST AMERICAN TITLE
FILE # AF1035429

Preparer File: 2704BOSW
FATIC No.: AF1035429

J.
THE GRANTOR(S) Michael Walsh, a single person of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Chirag Patel and Priya Patel, a married couple, as tenants by the entirety, of 71 W Hubbard 2502 Chicago, IL 60654 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: * AKA Priya H. Patel

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Covenants, conditions, and restrictions of record; public and utility easements, acts done or suffered through Buyer, all special governmental taxes or assessments confirmed or unconfirmed; general real estate taxes not yet due and payable at the time of closing, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-29-300-123-1001

Address(es) of Real Estate: 2704 N Bosworth 3S
Chicago, Illinois 60614

Dated this 17th day of July, 2023

Michael J Walsh
Michael Walsh
J.



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STATE OF ILLINOIS, COUNTY OF COOK _____ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Walsh, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 17 day of July, 2023.



[Signature]
Notary Public

Prepared by:
Brenda Grauer
4221 Greenwood
Skokie, IL 60076

Mail to: LISA SAUL
191 N Wacker #3100
CHICAGO, IL 60606

Name and Address of Taxpayer:

Chirag Patel and Priya H Patel
2704 N Bosworth #3S
Chicago, IL 60614

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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Exhibit "A" – Legal Description

PARCEL 1: UNIT 3S IN THE 2704 BOSWORTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 53 FEET OF LOT 18 IN MUELLER'S SUBDIVISION OF THE EAST 449.80 FEET OF LOT 8 IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM FOR THE 2704 BOSWORTH CONDOMINIUM RECORDED OCTOBER 30, 2020 AS DOCUMENT NO. 2030406081, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE OF WOOD BALCONY L.C.E. TO UNIT 3S, WOOD DECK L.C.E. TO UNIT 3S, PARKING SPACE P-1, L.C.E. TO UNIT 3S, LIMITED COMMON ELEMENTS AS DELINEATED ON THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 2030406081.

Property of Cook County Clerk's Office

