

UNOFFICIAL COPY

WARRANTY DEED

Tenancy by The Entirety
Statutory (Illinois)

Doc#: 2325013334 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2023 01:17 PM Pg: 1 of 3

Dec ID 20230801605976
ST/CO Stamp 1-256-437-200 ST Tax \$500.00 CO Tax \$250.00

MAIL TO:

Lifan Law, LLC
11511 Hanson St, Ste. 210
Oak Park, IL 60454

NAME AND ADDRESS OF TAXPAYER:

MANATOSH BANERJI AND
BASANTI SEN BANERJI
1009 BONNIE BRAE PL. 5B
River Forest, IL 60546

RECORDER'S STAMP

15 236ND 75109DWC 10/1

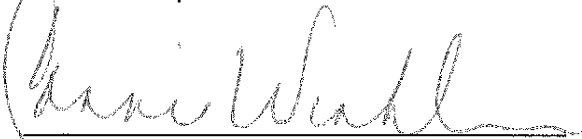
THE GRANTOR, CONNIE WINKLER, a single person, 1009 Bonnie Brae Pl. 5B River Forest, IL 60305, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to MANATOSH BANERJI AND BASANTI SEN BANERJI, husband and wife, 1439 JACKSON, RIVER FOREST, IL 30305 not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 15-01-406-026-1030
Property Address: 1009 Bonnie Brae Pl. 5B River Forest, IL 60305

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises as husband and wife, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety forever.

DATED: September 1, 2023



CONNIE WINKLER



VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

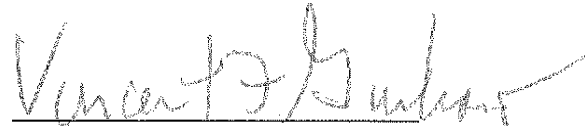
Date: 8/30/23 Amount Paid: \$500.00

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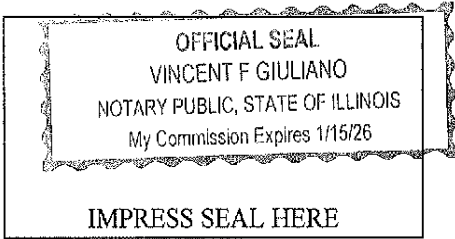
STATE OF ILLINOIS)
County of Cook)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT CONNIE WINKLER, a single person, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 notarial seal this 1st day of September 2023.



Notary Public



NAME AND ADDRESS OF PREPARER:
Vincent F. Giuliano
Attorney at Law
7222 West Cermak Road, Suite 701
North Riverside, IL 60546

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1: UNIT 5B AS DELINEATED ON THE SURVEY ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

LOT 5 (EXCEPT THE NORTH 13 FEET THEREOF) AND LOT 6 IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SAID SURVEY IS ATTACHED AS EXHIBIT A TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 17, 1967 AND KNOWN AS TRUST NUMBER 25336 AND NOT INDIVIDUALLY, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 20989604, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING AREA NUMBERS 25 AND 46 AS DEFINED AND SET FORTH IN DECLARATION AND SURVEY RECORDED AS DOCUMENT 20989604..

J. P.
Recorder of Cook County Clerk's Office