

UNOFFICIAL COPY



23261150040

WARRANTY DEED

Doc# 2326115004 Fee \$88.00

The Grantor(s) Vishal Vaid and Sonal Sharma, his wife, of Chicago IL. for and in consideration of Ten and 00/100 Dollars in hand paid

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/18/2023 09:54 AM PG: 1 OF 3

CONVEY(S) AND WARRANT(S)

Sunrise Estates LLC, an Illinois corporation

The following described real estate in the State of Illinois, County of Cook, to wit:

Lot 1 in Block 10 in Frank Timm's Morgan Park Subdivision of Blocks 10, 11 and 14 of Street's Subdivision of the East 1/2 of the Southwest 1/4 of Section 17, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under, and by virtue of, the Homestead Exemption laws of the State of Illinois. Subject to covenants, conditions & restrictions of record; public and utility easements; general real estate taxes for 2022 and subsequent years. THIS IS NOT HOMESTED PROPERTY.

PIN: 25-17-319-014-0000
ADDRESS: 1327 W. 109th St, Chicago, IL. 60643

Dated this the 14 day of August, 2023

Seller: Vishal Vaid

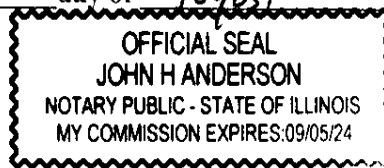
Seller: Sonal Sharma

State of Illinois |
| ss
County of Cook |

I the undersigned, a Notary Public in and for aforesaid State and County DO HEREBY CERTIFY that *Vishal Vaid and Sonal Sharma, his wife*, are 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead rights.

Given under my hand and seal this the 14th day of August, 2023

Notary Public



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Prepared by: John H. Anderson, 10026 S. Kedzie, Evergreen Park, IL. 60805

Tax Bills to: *SUNRISE ESTATES LLC*
% S. SHARMA.
4823 W. HUTCHINSON
CHICAGO IL 60641-1610

Mail Recorded Deed to:



JOHN H. ANDERSON
ATTORNEY AT LAW
10026 S. KEDZIE
EVERGREEN PARK IL 60805

EXEMPT UNDER PROVISION OF
PARAGRAPH E, SECTION 31-45,
PROPERTY TAX CODE

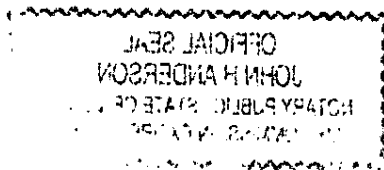
REAL ESTATE TRANSFER TAX	18-Sep-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

25-17-319-014-0000 | 20230901625848 | 0-337-272-272

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	18-Sep-2023
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

25-17-319-014-0000 | 20230901625848 | 1-578-646-992



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GRANTOR – GRANTEE STATEMENT

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTOR SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST OF A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATED: 8/22/23

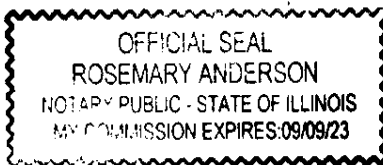
SIGNATURE: _____

Rosemary Anderson
(Grantor or Agent)

Subscribed and Sworn to before me by said Grantor/Agent, on this the 22 day of

August, 2023

Rosemary Anderson
Notary Public



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATED: 8/22/23

SIGNATURE: _____

(Grantee or Agent)

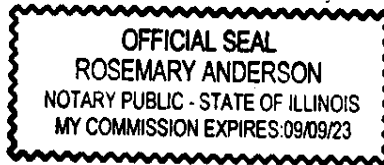
Rosemary Anderson

Subscribed and Sworn to before me by the said

Grantee/Agent on this the 22 day of

August, 2023

Rosemary Anderson
Notary Public



(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act)