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2326345035D

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc# 2326345035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2023 11:31 AM PG: 1 OF 3

Mail to:
Pallabi Ghosh
655 W. Irving Park Rd.,
Unit 4516
Chicago, IL 60613-6302

Name and Address of Taxpayer:
Pallabi Ghosh
655 W. Irving Park Rd.,
Unit 4516
Chicago, IL 60613-6302

Chicago Title
23652 2780611P

THE GRANTOR(S) Eric Seth Frankel Grant, whose mailing address is 655 W. Irving Park Rd., Unit 4516, Chicago, IL 60613 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 Pallabi Ghosh, a Single woman, of County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:


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



SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; and 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): 14-21-101-054-2501

Address(es) of Real Estate: 655 W. Irving Park Rd., Unit 4516, Chicago, IL 60613-6302

REAL ESTATE TRANSFER TAX		23-Aug-2023
	CHICAGO:	1,687.50
	CTA:	675.00
	TOTAL:	2,362.50 *
14-21-101-054-2501 20230801697894 0-175-891-920		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		23-Aug-2023
	COUNTY:	112.50
	ILLINOIS:	225.00
	TOTAL:	337.50
14-21-101-054-2501 20230801697894 1-021-580-752		

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Dated this 1 day of August, 2023

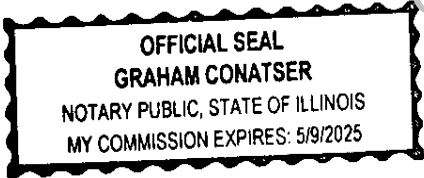
Eric Seth Frankel Grant

Eric Seth Frankel Grant

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT as Eric Seth Frankel Grant, 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 the right of homestead.

Given under my hand and official seal this 1 day of August, 2023



Graham Conatser
Notary Public

Prepared by:
Graham Conatser
Madden Jiganti Moore & Sinars LLP
190 S. LaSalle St., Suite 1700
Chicago, IL 60603

*

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Exhibit "A" – Legal Description

UNIT 4516 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK PLACE TOWER 1 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO.0011020878, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-21-101-054-2501

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