

# UNOFFICIAL COPY

Doc#: 2327533453 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/02/2023 02:50 PM Pg: 1 of 5

Dec ID 20230801607798  
ST/CO Stamp 1-102-586-832 ST Tax \$172.50 CO Tax \$86.25  
City Stamp 0-115-680-208 City Tax: \$1,811.25

**WARRANTY DEED  
ILLINOIS STATUTORY**

ENT -  
OC23015332

THE GRANTORS, ANN CAIN, an unmarried woman, and MARY CAIN, f/k/a MAY CAIN ORNELAS, a married woman, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to MADHAV POUDEL and SHRIJANA POUDEL, Husband and Wife as Tenants by the Entirety, 5917 N. Kenmore Ave., of, Chicago, Illinois, 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:

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing, terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

THIS IS NOT HOMESTEAD PROPERTY

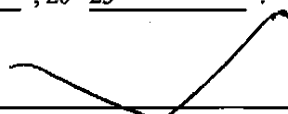
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-05-202-019-1063

Address(es) of Real Estate: 6300 N. SHERIDAN RD. #502, CHICAGO, IL 60660

Dated this 21 day of Sept, 2023

  
ANN CAIN

~~~~  
~~MARY CAIN~~

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**WARRANTY DEED  
ILLINOIS STATUTORY**

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of Closing, terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

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~~ANN CAIN~~

MARY CAIN

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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 ANN CAIN and MARY CAIN personally known to me to be the same persons whose names 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 21 day of September, 20 23.



*[Handwritten Signature]*

(Notary Public)

**Prepared by:**

LAW OFFICES OF JONATHAN M. AVEN  
25 W. RANDOLPH ST. #1001  
CHICAGO, IL 60601

**Mail to:**

MARY MURRAY  
LAW OFFICES OF MARY F. MURRAY P.C.  
6350 N. CICERO AVE. #200  
CHICAGO, IL 60646

**GRANTEE'S ADDRESS**

**Name and Address of Taxpayer:**

MADHAV POUDEL and  
SHRIJANA POUDEL  
6300 N. SHERIDAN RD. #502  
CHICAGO, IL 60660

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## EXHIBIT A

**Order No.:** OC23015332

**For APN/Parcel ID(s):** 14-05-202-019-1063

**For Tax Map ID(s):** 14-05-202-019-1063



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UNIT NUMBER 502 IN THE 6300 NORTH SHERIDAN ROAD CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOTS 7 TO 12 BOTH INCLUSIVE IN BLOCK 2 IN COCHRAN'S 2ND ADDITION, TO EDGEWATER IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION AND BY-LAWS FOR 6300 SHERIDAN ROAD CONDOMINIUM MADE BY 6300 BUILDING CORPORATION, AN ILLINOIS CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24259148, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX		29-Sep-2023	
		COUNTY:	86.25
		ILLINOIS:	172.50
		TOTAL:	258.75
14-05-202-019-1063		20230801607798   1-102-586-832	

REAL ESTATE TRANSFER TAX		29-Sep-2023	
		CHICAGO:	1,293.75
		CTA:	517.50
		TOTAL:	1,811.25 *
14-05-202-019-1063		20230801607798   0-115-680-208	
* Total does not include any applicable penalty or interest due.			

Property of Cook County Clerk's Office