## **UNOFFICIAL COPY**

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Doc#. 2327955048 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 10/06/2023 01:02 PM Pg: 1 of 2

Warranty Deed

Statutory (Illinois) (Individual to Individual) Dec ID 20231001641729 ST/CO Stamp 1-009-685-456 ST Tax \$425.00 CO Tax \$212.50 City Stamp 0-955-683-792 City Tax: \$4,462.50

THE GRANTORS, STEPHEN R. KALAFUT and CHARLOTTE W. MESSINEO, husband and wife, of the City of Downers Grove, County of DuPage, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to:

SUNNY FATEL + PRIVA PATEL, MUSINAND + WIFE, 2729 Sarah Street, Franklin Park, Illinois 60131 (name and address of grantee) AS TENANTS BY THE ENTIRETY

the following described Real Escare situated in the County of Cook, in the State of Illinois, to wit:

## Parcel 1:

Unit 206 together with its undivided percentage interest in the common elements in Logan View Condominium as delineated and defined in the Declaration recorded as Document No. 0608331075, in the Northwest ¼ of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

## Parcel 2:

Exclusive use for parking purposes in and to parking space No. B-35, a limited common element, as set forth and defined in said Declaration of Condominium and survey attached thereto, 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, and restrictions of record, public and utility casements, all special governmental taxes or assessments confirmed and unconfirmed, horseowners or condominium association declaration and bylaws, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 13-36-100-034-1005

Address(es) of Real Estate: 3125 W. Fullerton Ave., Unit 206, Chicago, Illinois 60647

Dated this 29 day of September, 2023

[SEAL]

STEPHEN R. KALAFUT

CHARLOTTE W MESSINFO

## **UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEPHEN R. KALAFUT and CHARLOTTE W. MESSINEO, husband and wife, are 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 2911 day of 500 tou be , 2023.

Commission expires Siphimber 7,20 24

NOTARY PUBLIC

"OFFICIAL SEAL"
MARK KALAFUT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/2/2024
IMPRESS SEAL HERE

| COUNTY: 212.50 | LLINOIS: 425.00 | TOTAL: 637.50 | 13-36-100-034-1005 | 20231001641729 | 1-009-685-456

This instrument prepared by: Sacks, Goreczny, Masianka & Costello, P.C.

79 W. Monroe Street, Suite 912

Chicago, Illinois 60603

Send Subsequent Tax Bills To:

Sunny Patel, 3125 W. Fullerton Ave., Unit 206

Chicago, Illinois 60647

Mail To:

Sonny Patel & Priya Patel 3125 W. Fillith Are Chit 206 Chimin Il 60647