

UNOFFICIAL COPY

Doc#: 2327929129 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/06/2023 12:22 PM Pg: 1 of 2

WARRANTY DEED STATUTORY (ILLINOIS) (Individual to Individual)

Dec ID 20230901636487
ST/CO Stamp 0-550-573-008 ST Tax \$475.00 CO Tax \$237.50
City Stamp 2-136-019-920 City Tax: \$4,987.50

MAIL TO:

Y.I.A.R. INC.
5210 W. 55th St
Chicago IL 60638

Fidelity National Title

NAME OF TAXPAYER:

OC23015979

Y.I.A.R. INC
5210 W. 55th St
Chicago IL 60638

THE GRANTORS: BHARAT R TANNA AND PRATHIMA B TANNA, HIS WIFE

of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 DOLLARS, (\$10.00) and other good and valuable considerations in hand paid,

CONVEY and WARRANT to Y.I.A.R., INC. an Illinois Corporation
OF 5210 W 55th St, Chicago IL 60638


LOT 23 IN BLOCK 1 IN THOMAS KELLY'S ADDITION TO CHICAGO IN THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED JULY 21, 1890 AS DOCUMENT 1306829 IN BOOK 42 OF PLATS 41 IN COOK COUNTY, ILLINOIS



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.

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): 16-36-400-010-0000

Address(es) of Real Estate: 3525 S CALIFORNIA AVE., CHICAGO, IL 60632

REAL ESTATE TRANSFER TAX		04-Oct-2023
	CHICAGO:	3,562.50
	CTA:	1,425.00
	TOTAL:	4,987.50 *
16-36-400-010-0000 20230901636487 2-136-019-920		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		04-Oct-2023
	COUNTY:	237.50
	ILLINOIS:	475.00
	TOTAL:	712.50
16-36-400-010-0000 20230901636487 0-550-573-008		

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DATED THIS 29th DAY OF SEPTEMBER, 2023

Bharat R. Tanna
BHARAT R TANNA

Prathima B. Tanna
PRATHIMA B TANNA

STATE OF ILLINOIS, COUNTY OF COOK, SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BHARAT R TANNA AND PRATHIMA B TANNA, HIS WIFE 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.

GIVEN under my hand and official seal, this 29th day of SEPTEMBER, 2023.

Ricardo E. Correa
Notary Public

Preparer of Deed:
Ricardo E Correa
Attorney At Law
5310 S Archer
Chicago, IL 60632



K's Office