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Doc#. 2331813326 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 11/14/2023 02:41 PM Pg: 1 of 2

Dec ID 20230801689883

ST/CO Stamp 2-145-597-392 ST Tax \$144.00 CO Tax \$72.00

City Stamp 2-060-597-200 City Tax: \$1,512.00

WARRANTY DEED ILLINOIS STATUTORY

REAL ESTATE TRANSFER TAX		09-Nov-2023	
#25.	CHICAGO:	1,080.00	
6.46	CTA:	432 00	
	TOTAL:	1,512.00	
	I	T	

14-06-121-011-1082 | 20230801689883 | 2-060-597-200 * Tota: does not include any applicable penalty or interest due.

DEAL	E' ATC TRANSFE	DITAM	00.11

REAL FOLATE TRANSFER T	ΆX	09-Nov-2023
	COUNTY:	72.00
	ILLINOIS:	144.00
	TOTAL:	216.00
14-06-121-011 1082	120230801689883 T	2-145-597-392

(The Above Space for Recorder's Use Only)

THE GRANTOR Bandmann Group LLC, an Illinois Limited Liability Company, for and in consideration of TEN AND 00/100 LOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Kamaraju Vadrevu, a married woman and Anupama Vadrevu, a married woman, of 16403 Westminister Drive, Northville, MI 48168, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Permanent Index Number(s): 14-06-121-011-1082

Property Address: 6119 North Seeley Avenue, #G, Chicago, IL 60659

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit Number 'G', Building Number CT-3, in the Norwood Courts Condominium, as delineated on a survey of the following described real estate:

The North 3 feet of Lots 1 and 6 and all of Lots 2 to 5 in Norwood Courts Subdivision of part of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian;

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 25211651; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1 as set forth in instruments

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recorded as Document Numbers 15929348 and 15957209, and in the Declaration of Condominium recorded as Document Number 25211651, 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 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.

Dated this 13th day of October, 2023

Bandmann	Group LL	C, an Illin	ois Limited	Liability	Company
	. 0			_	

STATE OF ILLINOIS

) **S**S

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Leeron Travish, Managing Member of Ban mann Group LLC 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 it signed, sealed and delivered in the instrument as its 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 notarial seal, this 13th day of October, 2023

Notary Public

ANITUR R KHAN
OFFICIAL STAL
Notary Public, Start of Ullinois
My Commission, Et. piras
May 15, 2026

THIS INSTRUMENT PREPARED BY A. Imran Khan ARK Attorneys, LLC 1000 N. Milwaukee Ave., Suite 100 Chicago, IL 60642

MAIL TO:

Minchella Associates, LTD 7538 Saint Louis Avenue Skokie, IL 60076 SEND SUBSEQUENT TAX BILLS TO:

Kamaraju Vadrevu and Anupama Vadrevu 16403 Westminister Drive Northville, MI 48168