

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2406129064 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/01/2024 11:59 AM Pg: 1 of 2

MAIL TO:

~~Law Office of Peter L. Marx
7104 W. Addison
Chicago, IL 60634~~

Gaurav Ganesh
Xia Liu
2100 N. Lincoln
Unit 3BN
Chicago, IL 60614

Dec ID 20230901617205

ST/CO Stamp 0-832-257-488 ST Tax \$512.50 CO Tax \$256.25

City Stamp 0-962-117-072 City Tax: \$5,381.25

NAME & ADDRESS OF TAXPAYER

Gaurav Ganesh
Xia Liu
2100 N. Lincoln Park West
Unit 3BN
Chicago, IL 60614

THE GRANTORS, STEFFEN MUELLER and LAURA MUELLER, Husband and Wife, of 3826 N. Alta Vista, Chicago, IL 60613, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY(s) AND WARRANT(s) to XIA LIU AND GAURAV GANESH, a married couple as Tenants by the Entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 3-B-NORTH AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOTS 6, 7, 8 AND 18, IN MC NALLY'S SUBDIVISION OF PART OF LOT 'A' OF BLOCK 19, SAID LOT 'A' BEING THAT PART OF LOT 29, SOUTH OF NEW ALLEY AND ALL OF LOTS 30 TO 44 INCLUSIVE, TOGETHER WITH FORMER VACATED 18 FOOT ALLEY, EAST OF AND ADJOINING SAID LOTS 29 TO 35, INCLUSIVE IN ROBINSON'S SUBDIVISION OF SAID BLOCK 19 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 17, 1972 AND KNOWN AS TRUST NUMBER 76979, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22877064 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-33-206-047-1057

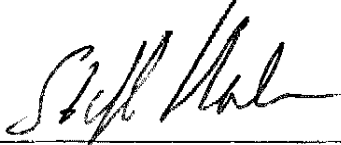
Property Address: 2100 N. LINCOLN PARK WEST, UNIT 3BN, CHICAGO, IL 60614

Subject only to the following, if any: 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; general real estate taxes not due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Chicago Title 23GNW087790PK 1 of 3

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Dated this 15 day of September, 2023.



_____) (Seal)
STEFFEN MUELLER



_____) (Seal)
LAURA MUELLER

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **STEFFEN MUELLER and LAURA MUELLER, Husband and Wife**, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 15 day of September, 2023.


_____) Notary Public

This instrument was prepared by :
John H. Ciprian Jr.
Reda | Ciprian | Magnone LLC
8501 W. Higgins, Suite 440
Chicago, Illinois 60631

