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Warranty Deed
Illinois Statutory

23009901 Lf-Em by 3

Doc#: 2408502123 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/25/2024 1:14 PM Pg: 1 of 2

Dec ID 20240201637618

ST/Co Stamp 0-909-496-880 ST Tax \$1,350.00 CO Tax 5675.00

City Stamp 0-733-860-400 City Tax \$14,175.00

THE GRANTOR(S), **Churchfield Investments LLC**, of the **City of Chicago, County of Cook, State of Illinois**, for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Pinkesh Shah, a single man

(GRANTEES' ADDRESS) 3476 W Broadway, Chicago of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


[SEE ATTACHED "EXHIBIT A - LEGAL DESCRIPTION"]

PROPERTY ADDRESS: **3528 W. Belden Avenue, Chicago, Illinois 60647**
PINs: **13-35-204-014-0000 and 13-35-204-015-0000**

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

SUBJECT TO: easements, covenants, conditions, and restrictions of record, if any, and general real estate taxes for 2023 and subsequent years.

Dated this 16 Day of February 2024.


Churchfield Investments LLC by James Ronan

STATE OF ILLINOIS,
COUNTY OF COOK

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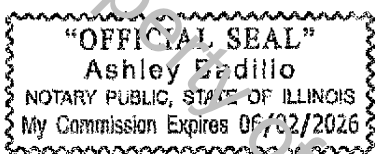
SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

James Ronan, Member of Churchfield Investments LLC

personally known to me to be the same person(s) whose name(s) is 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 16 day of February 2024



Ashley Badillo
NOTARY PUBLIC

Prepared By:

Frances Chua Yoshitani
SMITH, HEMMES, H. BURKE & KACZYNSKI
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Mail To:

Harley B. Rosenthal
Attorney at Law
Rosenthal Law Group, LLC
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Lincolnwood, IL 60712

Name & Address of Taxpayer:

Pinkesh Shah
~~3526 3528 W. Belden Avenue~~ 3478 N Broadway
~~Chicago, IL 60647~~ Unit 618
Chicago IL 60657