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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Ready to Close, LLC 4730 N, Kimball Ave., #314 Chicago, IL 60625

Doc#. 2410202145 Fee: \$107.00 KAREN A YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/11/2024 11:56 AM Pg: 1 of 3

Dec ID 20240401670069 ST/Co Stamp 0-617-160-240 ST Tax \$82.00 CO Tax \$41.00

(The Above Space for Recorder's Use Only)

THE GRANTORS READY TO CLOSE, LLC, an Illinois limited liability company, of for and in consideration of TEN AND 00/100 DOI LARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to GANESH VEERAIAH, of , in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 16 IN THE RESUBDIVISION OF BLOCK 72 AND BLOCK 73 (EXCEPT LOTS 1 AND 45 TO 53 BOTH INCLUSIVE OF SAID BLOCK 73) AND VACACED TOPEKA STREET, ALL IN THE VILLAGE OF PARK FOREST AREA NO. 5, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35, AND THE WEST 1/2 OF SECTION 25 TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS, RECORDED OCTOBER 21, 1953, AS DOCUMENT NO. 15/50202, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 31-35-411-068-0000

Property Address: 3 Sangamon Court, Park Forest, IL 60466

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.

FIDELITY NATIONAL TITLE 024004955

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Dated this day of April, 2024.	
READY TO CLOSE, LLC	
Puri /	
By:	
It's Manager	
STATE OF ILLINOIS)	
COUNTY OF COOK) SS,	
I, the undersigned a Notary Public in and for s THAT <u>Jose Andres Matos</u> personally known subscribed to the foregoing instrument, appeared	aid County, in the State aforesaid, CERTIFY to me to be the same persons whose names are defore me this day in person, and acknowledged ment as his free and voluntary act, for the uses and
Given under my hand and notarial seal	I, this Hay of April, 2024. Notary Public
"OFFICIAL SEAL" NICHOLE P MISCH NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 7/8/2024	OUDZ,
THIS INSTRUMENT PREPARED BY William D. Lohrman Castle Law 2 N. 129th Infantry Drive	Clarks
Joliet, IL 60435	GRANTEE'S ADDRESS &
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Diaz Case Law 7100 16 th St. #100 Berwyn, IL 60402	Ganesh Veeraiah 4871 Snapjack Cir Vagerille Tr 60564

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REAL ESTATE TRANSFER TAX

11-Арг-2024





COUNTY: 41.00 ILLINOIS: 82.00 TOTAL: \$23.00

31-35-411-068-0000

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Property of Cook County Clark's Office