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Warranty Deed (ILLINOIS)

Doc#. 2410620463 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/15/2024 2:36 PM Pg: 1 of 2

Dec ID 20240401671999 ST/Co Stamp 0-138-944-048 ST Tax \$729.00 CO Tax \$364.50 City Stamp 1-483-480-624 City Tax \$7.654.50

PT24-98623

THE GRANTOR(S), Anuraj K. Raju and Joly J. Raju, husband and wife as tenants by the entirety, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, CONVEY(S) and WARRANT(S) to the Felicia Cao and Maxime Dion, And Maxime Dio

LOT 16 IN LEXINGTON PLACE 2 RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 15 IN GAGE, LEMOYNE AND HUBBARD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 20, 2015 AS DOCUMENT NO. 1520117202, ALL IN COOK COUNTY, ILLINOIS.

Address: 3758 S. Sangamon Street, Chicago, IL 60609

PIN #: 17-32-414-045-0000

SUBJECT TO general real estate taxes for 2022-23 and covenants, eastments and restrictions of record.

In Witness Whereof, said Grantor(s) has/have hereunto set his/her/their hand(s) and ceal(s) this 2nd of April, 2024.

_(Seal)

Anuraj K. Rajti

(Seal)

Joly J. Ráju

24-98623

TOPER TILL boy balance

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State of Illinois)
SS
County of Cook)

I, the undersigned, a Notary Public In and for the County and State aforesaid, **DO HEREBY CERTIFY** that Anuraj K. Raju and Joly J. Raju, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of April, 2024,

SEIJO J MULLAPPALLIL Official Seal Notary Fuffic - State of Illinois My Commission Expires Jul 7, 2026

Notary Public

CASO OFFICE

This instrument was prepared

SH JC I. MULLAPPALLIL
Attorney at Law
4323 West Irving Park Road, Suite 1B
Chicago, II 60641

Mail to:

Felicia Cao and Maxime Dior 3758 S. Sangamon Street Chicago, IL 60609

Send subsequent tax bills to:

Felicia Cao and Maxime Dion 3758 S. Sangamon Street Chicago, IL 60609