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GIT

Doc#: 2410723043 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/16/2024 2:50 PM Pg: 1 of 2

WARRANTY DEED (Individual
to Individual)

Dec ID 20240301653049
ST/Co Stamp 0-923-754-032 ST Tax \$316.50 CO Tax \$158.25
City Stamp 1-780-276-784 City Tax \$3,323.25

=====THE
GRANTOR(S), **Mrunal Panchal**, as Trustee, under the **Mrunal Panchal 2012 Living Trust dated July 13, 2012** and **Priyanka M. Panchal**, as Trustee, under the **Mrunal Panchal 2012 Living Trust Dated July 13, 2012**, Husband and Wife, of the City of Chicago, County of Cook,

State of Illinois, for and in consideration of Ten and No/100 (\$10.00)-----DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Aarju Patel**, a single man ~~woman~~ **Dipakkumar Patel ***, of Munster, Illinois, the following described Real Estate situated in the County of Cook the State of Illinois, to wit: **a married person**

UNIT 3327 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 400 EAST RANDOLPH ST. CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22453315, AS AMENDED, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in

_____ tenancy in common,
 joint tenancy,
_____ tenancy by the entirety

Subject To: general real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.



Permanent Real Estate Index Number(s): 17-10-400-048-1793

Address(es) of Real Estate: 400 E. Randolph St., Unit 3327, Chicago, Illinois 60601

REAL ESTATE TRANSFER TAX		12-Apr-2024
	CHICAGO:	2,373.75
	CTA:	948.50
	TOTAL:	3,323.25 *

17-10-400-048-1793 | 20240301653049 | 1-780-276-784

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		12-Apr-2024
	COUNTY:	158.25
	ILLINOIS:	316.50
	TOTAL:	474.75

17-10-400-048-1793 | 20240301653049 | 0-923-754-032

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Permanent Real Estate Index Number(s): 17-10-400-048-1793

Address(es) of Real Estate: 400 E. Randolph St., Unit 3327, Chicago, Illinois 60601

DATED this 14 day of MARCH, 2024.

Mrunal Panchal (SEAL)

Mrunal Panchal, as Trustee, under the Mrunal Panchal 2012 Living Trust dated July 13, 2012

Prerana M. Panchal (SEAL)

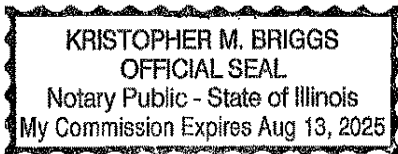
Prerana M. Panchal, as Trustee, under the Mrunal Panchal 2012 Living Trust Dated July 13, 2012

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mrunal Panchal and Prerana M. Panchal, 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 14 day of MARCH, 2024.

Commission expires: 8/13, 2025.



K Briggs
Notary Public

This Instrument Was Prepared By: Kristopher M. Briggs, 1051 Perimeter Drive, Ste. 300, Schaumburg, IL 60173

MAIL TO:
same →

Send Tax Bills To: MAIL TO:
Aarju Dipakkumar Patel
400 E. Randolph St., Unit 3327
Chicago, IL 60601