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Saturn Title LLC
2437935

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Doc# 2414524245 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/24/2024 10:08 AM Pg: 1 of 4

Dec ID 20240501605906
ST/Co Stamp 1-620-088-112 ST Tax \$205.00 CO Tax \$102.50
City Stamp 0-546-346-288 City Tax \$2,152.50

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Kalpesh K. Shah and Sonia Shah, A married couple of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Francisco Montalvo-Cortes and Olga Vilcu, a married couple of 5244 W. Henderson Ave., Chicago, IL 60641,

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

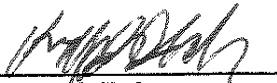
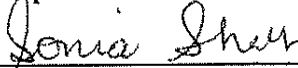
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of _____ and thereafter to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-12-235-061-1002 & PIN#

Property Address: 2446 W. Berwyn Ave., Unit 2S, Chicago, IL 60625

Dated May 23 2024.


Kalpesh K. Shah

Sonia Shah

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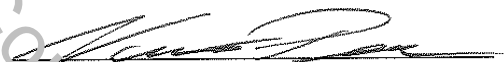


Kalpesh K. Shah

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

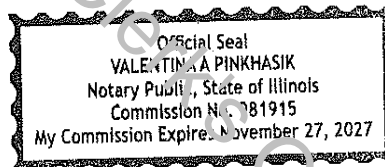
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kalpesh K. Shah personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they 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 notarial seal, this 23rd day of May 2024



Notary Public

My commission expires: 11-27-27



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STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sonia Strah 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 notarial seal, this 23 day of May 2024



Notary Public

My commission expires: 11/7/27

THIS DOCUMENT PREPARED BY:
Anthony Nicpon
6650 N. Northwest Hwy., Suite 207
Chicago, IL 60631



MAIL TAX BILL TO:
Francisco Montalvo-Cortes and Olga Vilcu
~~5244 W. Henderson Ave.~~ 2446 W. Berwyn Ave.
~~Chicago, IL 60641~~ Unit 25
Chicago, IL 60625

MAIL RECORDED DEED TO:
Francisco Montalvo-Cortes and Olga Vilcu
~~5244 W. Henderson Ave.~~ 2446 W. Berwyn Ave.
~~Chicago, IL 60641~~ Unit 25
Chicago, IL 60625

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description: UNIT NUMBER 2S IN THE 2444-2446 WEST BERWYN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 11 AND 12 IN HERBERT M. ROSENTHAL AND ROY M. SCHOENBROD'S BUDLONG WOODS ADDITION, BEING A RESUBDIVISION OF LOTS 8 TO 13 BOTH INCLUSIVE IN THE ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH CERTAIN STRIPS OF LAND ADJOINING SAID LOTS 8 TO 13 IN THE ASSESSOR'S DIVISION AFORESAID, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001003678, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-12-235-061-1002

PIN#

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