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Doc#: 2417802306 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/26/2024 4:26 PM Pg: 1 of 3

Doc ID 20240601631840

ST/Co Stamp 1-380-459-312 ST Tax \$212.00 CO Tax \$106.00

City Stamp 0-610-059-056 City Tax \$2,226.00

File FD 24-0496 1/2

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTOR, JONATHAN S. FITZPATRICK, an unmarried man, of the City of Chicago, County of Cook, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to SEJAL R. VISPUTE, *Sole ownership*, of the City of Chicago, County of Cook, State of IL, 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"

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; general taxes not yet due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 14-05-301-031-1021.

Address(es) of Real Estate: 1431 West Elmdale Avenue #2A, Chicago, IL 60660.

Apartment

Dated this 15th day of June, 2024.



JONATHAN S. FITZPATRICK

Warranty Deed - Individual

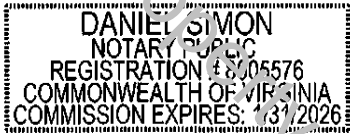
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STATE OF Virginia, COUNTY OF Richmond ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JONATHAN S. FITZPATRICK, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 15 day of June, 2024.



[Signature]
Notary Public

Prepared by:
Richard C. Spain, Esq.
Hahn Loeser & Parks, LLP
200 W. Madison St., Ste. 2700
Chicago, IL 60606

Mail To:
Erick Uribe, Esq.
Bush & Uribe
500 S. Third Street
Geneva, IL 60134

Name and Address of Taxpayer:
SEJAL R. VISPUTE
1431 West Elm Dale Ave, #2A
Chicago, IL 60660

REAL ESTATE TRANSFER TAX		26-Jun-2024
	CHICAGO:	1,590.00
	CTA:	636.00
	TOTAL:	2,226.00 *
14-05-301-031-1021 20240601631840 0-610-059-056		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		26-Jun-2024
	COUNTY:	106.00
	ILLINOIS:	212.00
	TOTAL:	318.00
14-05-301-031-1021 20240601631840 1-380-459-312		

Warranty Deed - Individual

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EXHIBIT A

The Land is described as follows:

Situated in the County of Cook, State of Illinois, to wit:

Unit 1431-2A together with its undivided percentage interest in the common elements in Elmdale Avenue Condominiums as delineated and defined in the Declaration recorded as Document No. 0711716078, in the Northwest Quarter of the Southwest Quarter of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office