

# UNOFFICIAL COPY

**PREPARED BY:**

Lauren Schneider Law LLC  
950 Woodward Avenue  
Deerfield, IL 60015

Doc#: 2420402467 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/22/2024 3:01 PM Pg: 1 of 2

Doc ID 20240701655916

ST/Co Stamp 0-607-632-176 ST Tax \$1,475.00 CO Tax \$737.50

**MAIL TAX BILL TO:**

Niraj Rath and Preetha Balamohan  
1828 Prairie Ave.  
Northbrook, IL 60062

**MAIL RECORDED NEED TO:**

Niraj Rath and Preetha Balamohan  
1828 Prairie Ave  
Northbrook, IL 60062

---

## WARRANTY DEED

GRANTOR, Virsco Homes LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said Limited Liability Company, CONVEYS and WARRANTS to,

GRANTEES, Niraj Rath and Preetha Balamohan, husband and wife, of 353 Desplaines St., Apt. 2107, Chicago, Illinois 60611, not as joint tenants, nor as tenants in common, but as TENANTS BY THE ENTIRETY, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

LOT 14 IN BLOCK 4 IN THE NORTHBROOK WEST SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ IN SECTION 17, TOWNSHIP 42 NORTH, RANGE 12 RECORDED ON JUNE 7, 1954 AS DOCUMENT 15974047.

Permanent Tax Number: 04-17-109-017-0000

Commonly known as: 1828 Prairie Ave., Northbrook, Illinois 60062

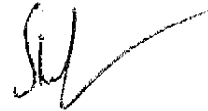
Subject, however, to the general taxes due at the time of Closing and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

This is not homestead property.

TO HAVE AND TO HOLD said premises NOT as JOINT TENANTS or NOT as TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

# UNOFFICIAL COPY

Dated this 16 day of July 2024.

By   
**Virsco Homes LLC**  
Authorized Manager

STATE OF ILLINOIS

COUNTY OF Cook

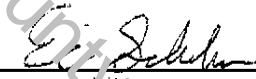
) SS  
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that , personally known to me to be the Authorized Member or Manager of Virsco Homes LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this

16th day of July, 2024



  
Notary Public

My commission expires: 10-12-2025