

# UNOFFICIAL COPY

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## WARRANTY DEED

Statutory (Illinois)  
(Individual to Individual)  $\frac{1}{2}$

Doc#: 2420526203 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/23/2024 4:07 PM Pg: 1 of 2

Dec ID 20240701643640

ST/Co Stamp 0-627-014-448 ST Tax \$312.00 CO Tax \$156.00

City Stamp 0-409-041-712 City Tax \$3,276.00

Chicago Title

### MAIL TO:

JOHN M. GALICH, Esq.  
10075 W. LINCOLN HWY.  
FRANKFORD IL 60423

### NAME & ADDRESS OF TAXPAYER:

James F. Wagner  
1400 S. Michigan Avenue, Unit 505  
Chicago, IL 60605

THE GRANTORS, ANISE GANDHI and JAYMENI PATEL, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT to: JAMES F. WAGNER, of 1400 S. Michigan Avenue, Unit 505, Chicago, Illinois, grantee, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 505 and P-612 together with its undivided percentage interest in the common elements in Michigan Avenue Tower II Condominium, as delineated and defined in the Declaration recorded as Document No. 0823418029, as amended from time to time, in the Northwest fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Numbers: 17-22-107-080-1010 (Unit) and 17-22-107-080-1494 (Parking)

Address of Real Estate: 1400 S. Michigan Avenue, Unit 505, Chicago, IL 60605

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

This conveyance is subject to the following: Real estate taxes for 2024 and subsequent years, easements, covenants, restrictions and building lines of record.

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Dated this 12<sup>th</sup> day of July, 2024.

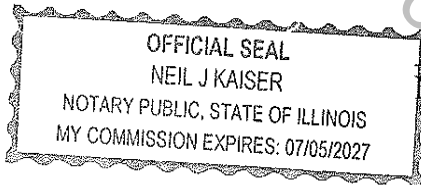
X  \_\_\_\_\_ (SEAL)  
**ANISH GANDHI**

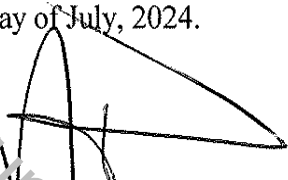
X  \_\_\_\_\_ (SEAL)  
**JAYMENI PATEL**

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following persons, **ANISH GANDHI and JAYMENI PATEL**, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 12<sup>th</sup> day of July, 2024.



  
\_\_\_\_\_  
Notary Public