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08191051530

WARRANTY DEED

(ILLINOIS)

(Individual to Individual)

Doc#: 0819105153 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/09/2008 12:47 PM Pg: 1 of 3

The Grantor, LISA NELSON, single, never having been married, of the City of Chicago, County of Cook and State of Illinois, for the consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to:

SHAHIN MORADIAN, of
4030 N. Sheridan Rd. #1F,
Chicago IL 60613

FIRST AMERICAN

File # 1803803 / 187

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: **See attached legal description**, and hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois,

Permanent Real Estate Index Number: **14-17-404-062-1006**

Address of Real Estate: **4030 N. SHERIDAN RD., UNIT 1F, CHICAGO, ILLINOIS 60613**

Dated this 29th day of **MAY**, 2008.

by: *Lisa Nelson*
LISA NELSON

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 LISA NELSON, single, never having been married, 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 she signed, sealed and delivered the said instrument as her 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 29th day of May, 2008

Commission Expires _____ 20__

Judy K Maldonado
NOTARY PUBLIC



This instrument was prepared by Gael Morris, of Lawrence & Morris, 2835 North Sheffield, Suite 232, Chicago, Illinois 60657

*MAIL TO:
LARRY D. BERG
5815 Old Orchard Rd
Suite 220
Skokie IL 60077


SEND SUBSEQUENT TAX BILLS TO:
Shahin Moradian
4030 N Sheridan Rd 1-F
Chicago IL 60613

3
J

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STATE TAX

STATE OF ILLINOIS



JUL. -2.08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

1986500000

REAL ESTATE TRANSFER TAX
00212.50
FP 103027

COUNTY TAX

COOK COUNTY



JUL. -2.08

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

604510000

REAL ESTATE TRANSFER TAX
00106.25
FP 103028

CITY TAX

CITY OF CHICAGO



JUL. -2.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000000182

REAL ESTATE TRANSFER TAX
02231.25
FP 102812

Of Cook County Clerk's Office

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT 4030-IF IN 4028-30 NORTH SHERIDAN ROAD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 22 IN BLOCK 7 IN BUENA PARK IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 7 FEET OF SAID LOT CONDEMNED FOR WIDENING SHERIDAN ROAD), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010234294; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-10, AS A LIMITED COMMON ELEMENT AS DELINEATED IN THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0010234294.

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; ~~existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments;~~ general real estate taxes for the year 2007 and subsequent years; the mortgage or trust deed, if applicable.