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Doc#: 1334341083 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2013 12:14 PM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

FIRST AMERICAN TITLE
ORDER # 2488637
1/2

THE GRANTOR(S) **Donald Monson**, a married individual, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Sasan Molavi** of 565 W. Quincy St., #1408, Chicago, Illinois 60661, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and General taxes for the year 2013 and subsequent years;

THIS IS NOT HOMESTEAD PROPERTY.
TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 17-04-424-051-1542
Address(es) of Real Estate: 1030 N. State Street, Unit 22-L, Chicago, IL 60610

Dated this 11th day of November, 2013.

x
Donald Monson

REAL ESTATE TRANSFER	11/15/2013
CHICAGO:	\$2,925.00
CTA:	\$1,170.00
TOTAL:	\$4,095.00

17-04-424-051-1542 | 20131101601887 | UC7US8

REAL ESTATE TRANSFER	11/15/2013
COOK:	\$195.00
ILLINOIS:	\$390.00
TOTAL:	\$585.00

17-04-424-051-1542 | 20131101601887 | AT64XT

S Y
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SC Y
INT X

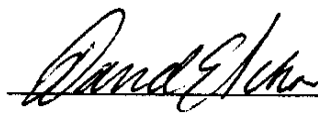
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STATE OF New York, COUNTY OF New York ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Donald Monson, personally known 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 the said 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 official seal, this 5th day of November, 20 13.

DAVID E. SCHOEN
Notary Public, State of New York
No. DTSC486874
Qualified in Kings County
Certificate filed in New York County
Commission Expires March 9, 2015



(Notary Public)

11/5/13

Prepared by:
Richard A. Duffin
Duffin & Dore, LLC
106 W. Burlington Ave.
Second Floor
LaGrange, Illinois 60525

Mail to:

Law office of Abdul Saboda
1847 Sunset Dr.
Hanover Park, IL 60133

Name and Address of Taxpayer:

1030 W. State St.
Unit 22-L
Chicago, IL 60610

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT 22-L IN NEWBERRY PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 11 BOTH INCLUSIVE, AND VACATED ALLEY ADJACENT THERETO IN NEWBERRY ESTATE TRUSTEE SUBDIVISION OF LOT 5 IN BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND BLOCK 5 IN CANAL TRUSTEE SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25773994 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED AS DOCUMENT 24773375

Permanent Index #'s: 17-04-424-051-1542 and 17-04-424-051-1542

Property Address: 1030 N. State Street, Chicago, Illinois 60610

Property of Cook County Clerk's Office