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WARRANTY DEED
JOINT TENANCY
ILLINOIS

UPON RECORDING MAIL TO:
Tushar Chotalia, Esq.

3772 W. Devon Avenue 6600 A. Lincold
Lincolnwood, Illinois 60712

Doc#: 1501342009 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 01/13/2015 09:12 AM Pg: 1 of 2

SEND SUBSEQUENT TAX BILLS TO: Mahmood Semaka and Zina M. Kamil 5217 N. Elston, Unit #1 Chicago, Illinois 60630

The grantor, Mary Ann Kaplan, an unmarried woman, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Mahmood Semaka and Zina M. Kamil, as joint whants with right of survivorship and not as tenants in common, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

UNIT 1 IN 5217 NOR THE ELSTON AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN BLOCK 4 IN FOREST CLEN, A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 9, TOWNSHIF 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXCIDIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2588/1967 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO:

covenants, conditions and restrictions of record; public and utility ease, ner .s · general real estate taxes for the year 2014 and subsequent years; and acts done or suffered by Grantee.

Hereby releasing and waiving all rights under and by virtue of the Homes' and Exemption Laws of the State of Illinois. Grantor hereby fully warrants title and WILL WARRANT AND DEFEND the said real estate against all persons claiming by, through or under Grantor whomsoever, TO HAVE AND TO HOLD said oremises forever.

Permanent Real	Estate	Index I	Numbers:	13-09-224-038-1001			
Address of Real	Estate:	5217 I	N. Elston,	Unit #1,	Chicago,	Illinois	60630

Dated this <u>//</u> day of December, 2014

REAL ESTATE TRANSFER TAX

CHICAGO: 05 Jan-2015

CTA: TOTAL: 505.50 1,769.25

13-09-224-038-1001 20141201652142 1-429-953-15

STATE OF ILLINOIS

) SS

COUNTY OF COOK

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary Ann Kaplan, 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 for the uses and purposes therein set forth.

Given under my hand and official December, 2014.

My Commission Expires

My Commission Expires

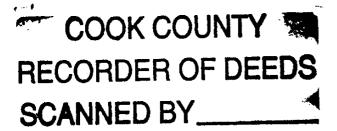
Notary Public

This instrument prepared by: Warren E. Silver, Esq., Suite 102, 1700 West Irving Park Road, Chicago, Illinois 60613

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Property of Cook County Clerk's Office

ILLINOIS: TOTAL:

168.50 252.75

13-09-224-038-1001 20141201652142 1-097-579-136