

# UNOFFICIAL COPY

WARRANTY DEED

Doc#: 1620315113 Fee: \$74.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/21/2016 10:57 AM Pg: 1 of 3

Dec ID 20160701627377  
ST/CO Stamp 1-560-927-552 ST Tax \$188.00 CO Tax \$94.00  
City Stamp 0-228-918-080 City Tax: \$1,974.00

The GRANTOR(S), **Carlos Hernandez, a single man**, of 5838 W. Wilson Avenue, Chicago, Illinois 60630, for and in consideration of TEN DOLLARS (\$10.00), and other good valuable considerations in hand paid, CONVEY(S) and WARRANTS (S) to GRANTEE(S), **Ira Masud** of 7015 W. Roscoe Street, Chicago, Illinois 60634 all the interest in the following described Real Estate, situated in the County of Cook and State of Illinois and LEGALLY DESCRIBED AS FOLLOWS:

PARCEL A: UNIT 512 IN THE PARK AVENUE LUXURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY"

THE NORTH 330.0 FEET (AS MEASURED ON THE EAST AND WEST LINES THEREOF) AND THE WEST 26.70 FEET OF THE SOUTH 66.0 FEET OF THE NORTH 396.0 FEET (AS MEASURED ON THE EAST AND WEST LINE THEREOF) OF THE FOLLOWING DESCRIBED COMBINED PARCELS:

PARCEL "1": LOT 109 IN SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL "2": THAT PART OF THE 50 FOOT WIDE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD LYING NORTH OF THE NORTH LINE OF W. DIVERSEY AVENUE, LYING SOUTH OF THE SOUTH LINE OF W. GEORGE STREET AND LYING WEST OF AND ADJOINING LOT 109 IN THE SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30 AND LYING EAST OF AND ADJOINING LOTS 118, 131, 132, AND 146 TOGETHER WITH ALL ALLEYS ADJOINING SAID LOTS, TAKEN AS ONE TRACT IN THE FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PORTION TAKEN FOR RAILROAD) OF SECTION 30, ALL IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 23.50 FEET OF THE SOUTH 125.0 FEET OF SAID RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532105, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-123 AND STORAGE SPACE S-123, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0613532105.

COMMONLY KNOWN AS: 6559 W. GEORGE STREET, #518, CHICAGO, ILLINOIS 60634

PIN: 13-30-228-021-1072

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

**TO HAVE AND TO HOLD** said premise not as tenants in common and not as joint tenants but as tenants by the entirety forever.

Subject to: General Real Estate Taxes not yet due and payable; Building line and use or occupancy restrictions, covenants, conditions and restrictions of public records.

DATED: 7-8-16



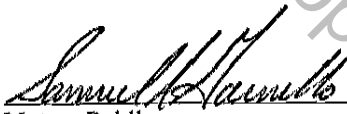
Carlos Hernandez

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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 Carlos Hernandez personally known to me to be the same person(s) whose names(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 8<sup>th</sup> day of July, 2016

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



Mail To:

~~Ms. Adrienne L. Shreffler  
The Real Property Law Group, PC  
4653 N. Milwaukee Avenue  
Chicago, Illinois 60630~~

*Same as below*  
↓

Send Subsequent Tax Bills To:

Ira Masud  
6559 W. George Street, #518  
Chicago, Illinois 60634

This instrument was prepared by:  
Garnello and Associates, P.C. 19 S. Bothwell Street, #222, Palatine, Illinois 60067

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REAL ESTATE TRANSFER TAX 21-Jul-2016



CHICAGO:	1,410.00
CTA:	564.00
TOTAL:	1,974.00 *

13-30-228-021-1072 | 20160701627377 | 0-228-918-080

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 21-Jul-2016



COUNTY:	94.00
ILLINOIS:	188.00
TOTAL:	282.00

13-30-228-021-1072 | 20160701627377 | 1-560-927-552

Property of Cook County Clerk's Office