

# UNOFFICIAL COPY

**FOR PURPOSES OF RECORDING  
THIS INSTRUMENT PREPARED BY:**

Jennifer L. Worstell, Esq.  
Natarajan Worstell LLC  
33 N. LaSalle Street, Suite 1930  
Chicago, IL 60602-2617



Doc#: 1623055255 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/17/2016 11:23 AM Pg: 1 of 5

~~MAIL TO:~~

Deanna S. Ryan, Esq.  
1121 West Wrightwood  
Chicago, IL 60614

**SEND TAX BILLS TO:**

Sinan Almkhtar  
1140 N. LaSalle St., Unit 708  
Chicago, IL 60610-2621

## WARRANTY DEED

**THE GRANTOR, WD INVESTMENTS GROUP, LLC**, an Illinois limited liability company, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, hereby **CONVEYS and WARRANTS** to **SINAN ALMUKHTAR, GRANTEE**, of 1100 N. LaSalle Street, Apt. 1015, Chicago, Illinois, the following described real estate situated in the County of Cook in the State of Illinois to wit:

SEE EXHIBIT A ATTACHED HERETO.

COMMONLY KNOWN AS: 1140 N. LaSalle St., Unit 708, Chicago, IL 60610-2621  
PIN: 17-04-404-035-1190

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 premises forever.

Subject to: (i) general real estate taxes not due and payable at the time of closing; (ii) covenants, conditions and restrictions of record; (iii) building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; (iv) acts done by or suffered through Purchaser; (v) all special governmental taxes or assessments confirmed and unconfirmed; and (vi) condominium declaration and bylaws, if any.

Returns:

**Proper Title, LLC**  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

1041 PTI6-32623

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DATED this 4th day of August, 2016.

GRANTOR:

WD Investments Group, LLC, an Illinois limited liability company

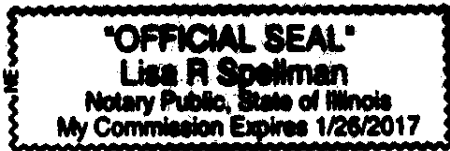
By: *Deanna Aiyash*  
Deanna Aiyash, its Manager

State of Illinois )  
                                  ) SS:  
County of C O O K )

The undersigned, a Notary Public in and for said County, in the State aforesaid, **DOES HEREBY CERTIFY** that **Deanna Aiyash, Manager of WD Investments Group, LLC**, an Illinois limited liability company 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, and as the free and voluntary act of said limited liability company, 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 4th day of August, 2016.

*Lisa R. Spellman*  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION:

UNIT NUMBER 708 IN THE FLATS ON LASALLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND:

#### PARCEL 1:

LOTS 16 TO 19 IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 6 (EXCEPT THE NORTH 11 FEET THEREOF) IN HAGEMAN'S SUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 21 IN BUSHNELL'S ADDITION TO CHICAGO TO SECTION 4, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOT 6 LYING EAST OF A LINE 14 FEET WEST OF A PARALLEL WITH THE WEST LINE OF LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT 10786567), IN COOK COUNTY, ILLINOIS.



WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0616034019, AS AMENDED FROM TIME TO TIME; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1140 N. LaSalle St., Unit 708, Chicago, IL 60610-2621

P.I.N.: 17-04-404-035-1190

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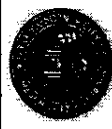
REAL ESTATE TRANSFER TAX		08-Aug-2016
	COUNTY:	61.50
	ILLINOIS:	123.00
	TOTAL:	184.50
17-04-404-035-1190   20160701637083   1-916-085-056		

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**REAL ESTATE TRANSFER TAX**

08-Aug-2016



CHICAGO:	922.50
CTA:	369.00
<b>TOTAL:</b>	<b>1,291.50 *</b>

17-04-404-035-11S0 | 20160701637083 | 1-329-697-600

\* Total does not incl rd; any applicable penalty or interest due.