

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR(S), ^{S. *} Azzah Zaidi, a married woman, of the City of Plano, State of Texas, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to Alexandra Albanese and Erick J Bennett III, 14420 S Maycliff Dr. of Orland Park, State of Illinois, as Joint Tenants with rights of survivorship.

the following described Real Estate:
 * Also known as A2294 S. Jeddy
 Property Address: 1101 S. State Street, Unit 1802, Chicago, IL 60605 and P-183

PIN #: 17-15-308-039-1162

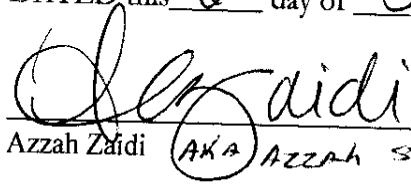
PIN #: 17-15-308-039-1417

Legal Description: See Exhibit A

situated in the County of Cook, State of Illinois. This is not a homestead property.

SUBJECT TO: 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; and general real estate taxes for 2016 and subsequent years.

DATED this 6th day of September, 2016

 (SEAL)
 Azzah Zaidi AKA Azzah S. Jeddy

AFTER FEES COLLECTED TO:

ATTORNEY FEE
 RECORDING FEE
 COUNTY CLERK FEE
 COUNTY CLERK FEE

REAL ESTATE TRANSFER TAX	14-Sep-2016
CHICAGO:	2,568.75
CTA:	1,027.50
TOTAL:	3,596.25 *

17-15-308-039-1162 | 20160901655296 | 0-652-041-024

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



Doc#: 1626050011 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/16/2016 08:08 AM Pg: 1 of 3

File # 1617628 1 of 3

REAL ESTATE TRANSFER TAX

14-Sep-2016



COUNTY:	171.25
ILLINOIS:	342.50
TOTAL:	513.75

17-15-308-039-1162 | 20160901655296 | 1-307-958-080

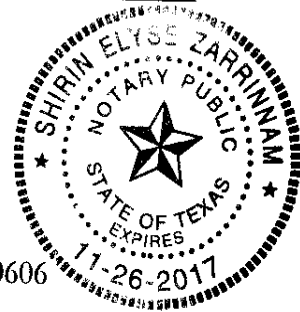
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STATE OF Texas)
COUNTY OF Collin) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Azrah Zaidi personally known to me to be the same person(s) whose name(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.

WITNESS my hand and official seal this 6 day of September, 2016.

[Signature]
NOTARY PUBLIC



Prepared by : Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
Albin Sporny
PO Box 1048
Mokena IL 60448

SEND SUBSEQUENT TAX BILLS TO:
~~██████████~~ Erick J. Bennett III
1101 S. State St. Unit 1802
Chicago IL 60605

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A****Legal:**

UNIT H1802 AND PARKING SPACE P183 IN THE STATE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

SUBLOTS 1 AND 2 OF LOT 2, SUBLOTS 1 AND 2 OF LOT 3, SUBLOTS 1 AND 2 OF LOT 6, SUBLOTS 1 AND 2 OF LOT 7 AND SUBLOTS 1 AND 2 OF LOT 10, ALL IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 1, 1848 AS DOCUMENT NUMBER 20751 AND RE-RECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151610 (EXCEPT THE WEST 27 FEET OF SAID SUBLOTS TAKEN FOR WIDENING STATE STREET); AND ALSO, LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 IN JACKSON'S SUBDIVISION OF LOTS 11 AND 14 IN BLOCK 22, IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD MAY 5, 1877 AS DOCUMENT NUMBER 133390 (EXCEPT THE WEST 27 FEET OF SAID LOTS 1 THROUGH 7 TAKEN FOR WIDENING STATE STREET), ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF VACATED SOUTH STATE STREET LYING WEST OF THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7, AND 10 IN BLOCK 22 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, AND LYING WEST OF LOTS 1 THROUGH 7 BOTH INCLUSIVE, IN JACKSON'S SUBDIVISION, AFORESAID, AND LYING EAST OF A LINE 1.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7, AND 10 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, AS EXTENDED SOUTHERLY TO THE NORTH LINE OF E. ROOSEVELT ROAD, LYING SOUTHERLY OF THE SOUTH LINE OF E. 11TH STREET, AND NORTH OF THE NORTH LINE OF E. ROOSEVELT ROAD, PURSUANT TO THAT CERTAIN VACATION ORDINANCE RECORDED AUGUST 29, 2003 AS DOCUMENT NUMBER 0324119133

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 9, 2004 AS DOCUMENT NUMBER 0434410057, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL B:

EASEMENTS FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 9, 2004 AS DOCUMENT NUMBER 0434410056 MADE BY STATE STREET ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMONS WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN

Address: 1101 S. State Street, Unit 1802, Chicago, IL 60605

PIN #: 17-15-308-039-1162

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PIN #:

Township: South Chicago