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NAT 16-262206

UNOFFICIAL COPY



WARRANTY DEED

Doc# 1631450021 Fee \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 11/09/2016 08:53 AM Pg: 1 of 2

THE GRANTOR, Sabah Shamoon, a married man, of the Village of Skokie, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, in hand paid, CONVEYS and WARRANTS to:

Syed Azeem and Zakera Azeem
2652 Catalpa
Chicago, IL 60625

Husband and Wife, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:
UNIT NUMBER 1E IN 2733-35 W. CATALPA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 1/2 OF LOT 839 AND ALL OF LOT 840 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NUMBER 3 IN THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, 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 NUMBER 93065723 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA APPURTENANT TO UNIT 1E, AS PROVIDED IN AFORESAID DECLARATION, IN COOK COUNTY, ILLINOIS.

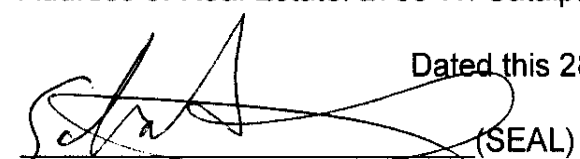
Subject to: Covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year of 2015 and subsequent years.

THIS IS NOT GRANTOR'S HOMESTEAD PROPERTY

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.

Permanent Real Estate Index Number: 13-12-210-062-1001
Address of Real Estate: 2733 W. Catalpa Ave., Unit 1E, Chicago, IL 60625

Dated this 28th day of October, 2016.


Sabah Shamoon (SEAL)

262206
NORTH AMERICAN
TITLE COMPANY

UNOFFICIAL COPY

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, Sabah Shamoon, a married man, personally known to me to be the same persons 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 28th day of October, 2016.



This instrument was prepared by Law Offices of Marc W. Sargis, 7366 N. Lincoln Ave. Suite 408, Lincolnwood, Illinois, 60712.

MAIL TO:

Sevan Avakian
1 N. LaSalle St, Suite 1450
Chicago IL 60602

SEND TAX BILL TO:

Syed Azeem
2652 Catalpa
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		01-Nov-2016
	COUNTY:	71.00
	ILLINOIS:	142.00
	TOTAL:	213.00
13-12-210-062-1001 20161001672705 0-796-245-824		

REAL ESTATE TRANSFER TAX		01-Nov-2016
	CHICAGO:	1,065.00
	CTA:	426.00
	TOTAL:	1,491.00 *
13-12-210-062-1001 20161001672705 2-042-396-480		

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