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WARRANTY DEED

Doc#: 1705449248 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/23/2017 01:07 PM Pg: 1 of 2

MAIL TO:

Kevin Barry
Attorney at Law
24 Steeplechase Dr.
Hawthorne Woods, IL 60047

Dec ID 20170201614859
ST/CO Stamp 1-640-762-560 ST Tax \$420.00 CO Tax \$210.00
City Stamp 0-648-213-184 City Tax: \$4,410.00

NAME & ADDRESS OF TAXPAYER

Stephen Lee
1813 S. Clark St.
Unit 23
Chicago, IL 60613

THE GRANTOR, MIMOZA DALIPI, married to PAN KEMENDI, of 1813 S. Clark St., FINISH ADDRESS, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to STEPHEN LEE, individually, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT J-23 IN THE DEARBORN VILLAGE III CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 17 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF VACATED FEDERAL STREET, WHICH SURVEY IS ATTACHED AT EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99533893 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF JP-23, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99533893.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO PARCEL 1 AND 2 FOR THE VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND UPON THE FOLLOWING DESCRIBED REAL ESTATE (WHICH EASEMENT SHALL TERMINATE UPON THE SUBMISSION OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY TO THE ILLINOIS CONDOMINIUM ACT BY AS AN ADD-ON PARCEL): SAID REAL ESTATE DESCRIBED AS FOLLOWS: LOTS 2 THROUGH 7 IN BLOCK 17 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND THE WEST 1/2 OF VACATED S. FEDERAL STREET WHICH LIES SOUTH OF THE NORTH LINE OF LOT 2 AND NORTH OF THE SOUTH LINE OF LOT 7 IN BLOCK 17 IN CANAL TRUSTEES; NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-21-407-017-1023

Property Address: 1813 S. CLARK ST., UNIT 23, CHICAGO, IL 60613

Subject only to the following, if any: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 17 day of February, 2017.

Mimoza Dalipi (Seal)
MIMOZA DALIPI

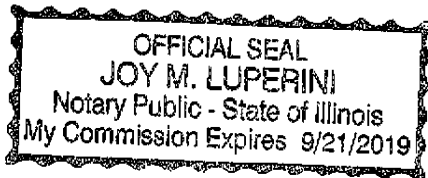
Panarit Kelmendi (Seal)
PANARIT KELMANDI

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **MIMOZA DALIPI**, married to **PANARIT KELMENDI**, and **PANARIT KELEMDI** married **MIMOZA DALIPI**, 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 they signed, sealed and delivered the instrument as 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 notarial seal, this 17 day of February, 2017.



Joy M. Luperini
Notary Public

This instrument was prepared by :

Richard Magnone
Reda | Ciprian | Magnone LLC
8501 W. Higgins, Suite 440
Chicago, Illinois 60631