

# UNOFFICIAL COPY

Doc#: 1712408169 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/04/2017 12:18 PM Pg: 1 of 2

## WARRANTY DEED ILLINOIS

Dec ID 20170401646909  
ST/CO Stamp 1-317-405-120 ST Tax \$213.00 CO Tax \$106.50  
City Stamp 2-080-702-912 City Tax: \$2,236.50

### THE GRANTOR:

Benjamin Barber,  
married to David Simpson,  
220 Tacoma Ave, Unit 201

of the City of Tacoma, County of Pierce, State of Washington, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

Arash Almasi and Elizabeth Perry  
7333 W Lill St  
Niles, IL 60714

*NOT* as Joint Tenants, *BUT* as Tenants by the Entirety, *NOT* as Tenants in Common, The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**UNIT NUMBER 821-II AND P-6 IN OXFORD GLEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 135 FEET OF LOT 51 LYING WEST OF WESTERLY LINE OF LINCOLN PARK AS DETERMINED BY DECREE OF CIRCUIT COURT CASE 322542 IN SNOW AND DICKINSON'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88388613 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

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

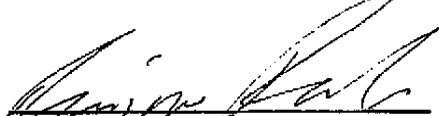
**SUBJECT TO:** The following, if any: covenants, conditions and restrictions of record: public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Index Number: 14-08-419-051-1012 - Unit and 14-08-419-051-1019 - Parking

Address of Real Estate: 821 W Gunnison St, Unit 2 and P-6, Chicago, IL 60640 - 4226

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Dated this 20 day of April, 2017

  
Benjamin Barber

**THIS IS NOT HOMESTEAD PROPERTY TO DAVID SIMPSON**

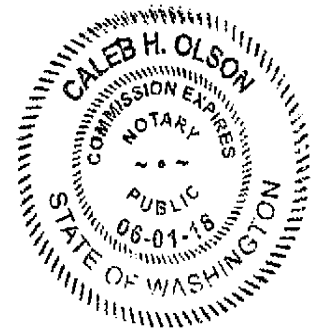
STATE OF WASHINGTON )  
                          *King* ) ss  
COUNTY OF ~~PIERCE~~ )

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Benjamin Barber, married to David Simpson, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20<sup>th</sup> day of April, 2017.

*Caleb H Olson*  
Notary Public

6-1-18  
Commission Expires



This instrument was prepared by: Ami J. Oseid.  
Attorney at Law  
3653 W Irving Park Road  
Chicago, IL 60618

MAIL TO:

Heidi Coleman  
Attorney at Law  
7301 N Lincoln Ave, Ste 140  
Lincolnwood, IL 60712

MAIL SUBSEQUENT TAX BILLS TO:

Arash Almasi  
821 W Gunnison St, Unit 2  
Chicago, IL 60640