

# UNOFFICIAL COPY



\*17186130520\*

## WARRANTY DEED ILLINOIS STATUTORY

Doc# 1718613052 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/05/2017 12:01 PM PG: 1 OF 2

*17803 14 1/2*

*After Recording Mail To:*

Jason M. Chmielewski  
Attorney at Law  
10 S. LaSalle St., Ste. 3500  
Chicago, Illinois 60603

### Above Space For Recorder's Use Only

THE GRANTOR(S) **CHRISTOPHER G. BIRCH AND KRISTINA N. BIRCH, HUSBAND AND WIFE**, of 2717 N. Southport Ave., #1N, Chicago, Illinois 60614, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to **POUYA JAMSHIDI AND ALICIA D. GUEMEZ GAMBOA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** of 500 E. 63<sup>rd</sup> Street, #22G, New York, New York 10065 (GRANTEE'S ADDRESS), all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1: UNIT 1N IN 2715-2717 IN SOUTHPORT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 22 AND 23 IN BLOCK 5 OF THE SUBDIVISION OF BLOCKS 5 AND 6 AND THE WEST 1/2 OF LOT 7 IN THE SUBDIVISION OF BLOCK 44 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00484787, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-6, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00484787.**

**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 Real Estate forever; and

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing; and GRANTEE(S)' own mortgage(s) or trust deed(s), if applicable.

**Permanent Real Estate Index Number(s):** 14-29-303-053-1001.

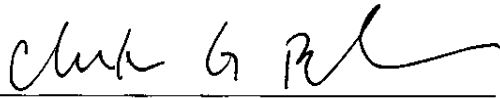
**Address of Real Estate:** 2717 N. Southport Ave., #1N, Chicago, Illinois 60614.

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2

# UNOFFICIAL COPY

Dated this 21 day of June, 2017.

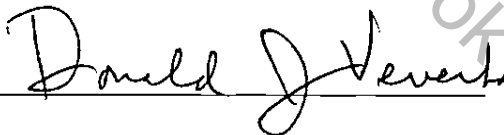
  
CHRISTOPHER G. BIRCH

  
KRISTINA N. BIRCH

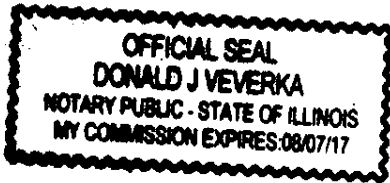
STATE OF ILLINOIS,  
COUNTY OF COOK.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CHRISTOPHER G. BIRCH AND KRISTINA N. BIRCH, is/are personally proven to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she/he/they signed, sealed and delivered the said instrument as her/his/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 official seal, this 21<sup>st</sup> day of June, 2017.

 (Notary Public)

(Seal)






Prepared By:

Law Office of Donald J Veverka LLC  
Attorneys at Law  
180 N. Michigan Ave., Ste. 2417  
Chicago, Illinois 60601  
Tel: (312) 372 - 3665

Name & Address of Taxpayer:

Pouya Jamsheli  
and Alicia D. Guerez Gumbao  
2117 N. Southport Ave., #111  
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		29-Jun-2017
	CHICAGO:	4,781.25
	CTA:	1,912.50
	TOTAL:	6,693.75
14-29-303-053-1001   20170601678834   1-386-854-848		

REAL ESTATE TRANSFER TAX		30-Jun-2017
	COUNTY:	318.75
	ILLINOIS:	637.50
	TOTAL:	956.25
14-29-303-053-1001   20170601678834   1-919-059-392		

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