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Doc#: 1800208138 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/02/2018 11:43 AM Pg: 1 of 3

Dec ID 20171201674396
ST/CO Stamp 1-514-939-424 ST Tax \$512.50 CO Tax \$256.25
City Stamp 0-158-151-712 City Tax: \$5,381.25

WARRANTY DEED ILLINOIS STATUTORY

FD17-1752 3/45

THE GRANTOR, **Joan E. VonDruska**, as Trustee of the **Joan E. VonDruska Living Trust Agreement dated November 16, 1992**, of the State of Illinois, for and in consideration of Ten and NO/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Vajihah Azimzadeh and Soudabeh Rafieian**, as Joint Tenants with Right of Survivorship, whose current mailing address is 1250 S Indiana Avenue, Unit 511, Chicago, IL 60605, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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

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

Permanent Real Estate Index Numbers: 17-22-110-114-1037 (affects unit 707)
17-22-110-114-1256 (affects Parking Unit GU-91)

Address of Real Estate: 1335 S. Prairie Avenue, Unit 707
Chicago, IL 60605

Dated this 27 day of December, 2017.

**The Joan E. VonDruska Living Trust Agreement dated
November 16, 1992**

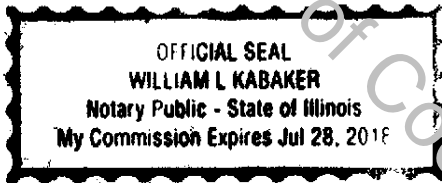
By Joan E. VonDruska
Joan E. VonDruska, Trustee

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STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public and for said County, in the State aforesaid, CERTIFY THAT **Joan E. VonDruska**, as **Trustee of the Joan E. VonDruska Living Trust Agreement dated November 16, 1992**, 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 she signed, sealed and delivered the said instrument as her 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 27th day of December, 2017.



William L. Kabaker
Notary Public

Prepared by: **William L. Kabaker**
951 Forestway Drive
Glencoe, IL 60022

Mail to: **Vajihah Azimzadeh**
1335 S. Prairie
Unit 707
Chicago, IL 60605

Name and address of Taxpayer:
Vajihah Azimzadeh
1335 S. Prairie
Unit 707
Chicago, IL 60605

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EXHIBIT "A"


Parcel 1:

Unit 707 and Parking Space GU-91 in the Museum Tower Residences Condominiums, being a part of Outlot 2, part of Outlot 4 and part of Lot 50 in Museum Park Subdivision in Fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, together with an undivided percentage interest in the common elements as delineated on a survey attached to the Declaration of Condominium recorded as Document 0314219137, as amended from time to time.

Parcel 2:

The exclusive right to the use of Storage Space S-37, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document 0314219137.

REAL ESTATE TRANSFER TAX		28-Dec-2017
		COUNTY: 256.25
		ILLINOIS: 512.50
		TOTAL: 768.75
17-22-110-114-1037		20171201674396 1-514-939-424

REAL ESTATE TRANSFER TAX		28-Dec-2017
	CHICAGO: 3,843.75	
		CTA: 1,537.50
		TOTAL: 5,381.25 *
17-22-110-114-1037		20171201674396 0-158-151-712

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