

18/

# UNOFFICIAL COPY

## NORTH AMERICAN TITLE COMPANY

18-280819

### WARRANTY DEED

Statutory (ILLINOIS)

**THE GRANTOR, Pearl Realty LLC,**

An Illinois Limited Liability Company

For and in consideration of

TEN AND NO 00/100 (\$10.00)

DOLLARS and other good and valuable

Consideration in hand paid,

CONVEY and WARRANT to the

**GRANTEE(S) Chelsie Strama**

All interest in the following

Described Real estate situated in the County of

Cook, State of Illinois to wit:

Doc#. 1819133387 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/10/2018 01:32 PM Pg: 1 of 2

Dec ID 20180501675285

ST/CO Stamp 2-041-266-976 ST Tax \$125.00 CO Tax \$62.50

City Stamp 0-967-525-152 City Tax: \$1,312.50

UNIT NUMBER 2502, IN THE GRANVILLE BEACH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1 AND 2 (EXCEPT THE WEST 14 FEET THEREOF) IN BLOCK 9 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: ALL THE LAND LYING EASTERLY OF LOTS 1 AND 2, SOUTHERLY OF THE NORTH LOT LINE OF LOT 1 EXTENDED EASTERLY, NORTHERLY OF THE SOUTH LOT LINE OF LOT 2 EXTENDED EASTERLY, AND WESTERLY OF THE BOUNDARY LINE ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, IN CASE NUMBER 67CH1768, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25192636 AS AMENDED BY DOCUMENT 25211663, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: (1) Real estate taxes (2) Covenants, conditions, restrictions and easements apparent or of record; (3) All applicable zoning laws and ordinances; Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD in FEE SIMPLE said premises forever.

Permanent Index Number: 14-05-211-023-1265

Address of Real Estate: 6171 N Sheridan Rd., Unit 2502, Chicago, IL 60660

DATED this 22<sup>nd</sup> day of MAY, 2018.

Abdi Tinwalla (SEAL)

Abdi Tinwalla, Manager

Pearl Realty LLC

Shenaz Tinwalla (SEAL)

Shenaz Tinwalla, Manager

Pearl Realty LLC

STATE OF ILLINOIS )

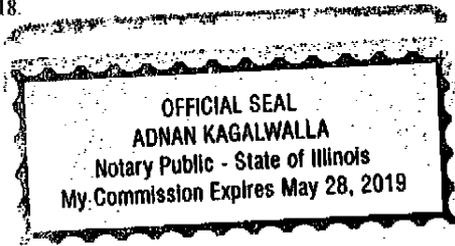
) SS

COUNTY OF DuPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that ABDI TINWALLA & SHENAZ TINWALLA, personally known to me be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said 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 & official seal this 22<sup>nd</sup> day of May, 2018.

Adnan Kagalwalla  
Notary Public



Prepared by:

Iqbal Law Offices LLC  
1 Westbrook Corporate Center, Ste. 300  
Westchester, IL 60154

# UNOFFICIAL COPY

Permanent Index Number: 14-05-211-023-1265

Address of Real Estate: 6171 N Sheridan Rd., Unit 2502, Chicago, IL 60660

Mail Recorded Deed To:

Chelsie STRAMA  
6171 N. Sheridan Rd, Unit 2502  
Chicago, IL 60660

Mail Tax Bill to:

Chelsie Strama  
6171 N. Sheridan Rd, Unit 2502  
Chicago, IL 60660

**REAL ESTATE TRANSFER TAX**

05-Jun-2018



COUNTY: 62.50  
ILLINOIS: 125.00  
TOTAL: 187.50

14-05-211-023-1265 | 20180501675285 | 2-041-266-976

**REAL ESTATE TRANSFER TAX**

05-Jun-2018



CHICAGO: 937.50  
CTA: 375.00  
TOTAL: 1,312.50 \*

14-05-211-023-1265 | 20180501675285 | 0-967-525-152

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

Property of Cook County Clerk's Office