

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Individual)

Doc#: 1827455012 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/01/2018 09:12 AM Pg: 1 of 3

Dec ID 20180901690152
ST/CO Stamp 1-050-568-864 ST Tax \$587.50 CO Tax \$293.75
City Stamp 0-348-580-000 City Tax: \$6,168.75

Mail To:

Niko G. Marneris, Esq.
10661 S. Roberts Rd.
Suite 107
Palos Hills, IL 60465

Send Subsequent Tax Bills To:

Wajahat Akhtar
Liubov Romanenko-Akhtar
1502 S. Prairie Ave, Unit A
Chicago, IL 60605

RECORDER'S STAMP

THE GRANTOR, M42 PARTNERS, LLC, an Illinois limited liability company, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Wajahat Akhtar and Liubov Romanenko-Akhtar, married, as joint tenants, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

FIDELITY NATIONAL TITLE

5618013171
~~See Attached Exhibit "A"~~

1902
SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for 2018 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-22-109-138-1057

Property Address: 1502 S. Prairie Avenue, Unit A, Chicago, Illinois 60605

SIGNATURE PAGE FOLLOWS

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EXHIBIT A


Order No.: SC18013171

For APN/Parcel ID(s): 17-22-109-138-1057

For Tax Map ID(s): 17-22-109-138-1057



PARCEL 1: UNIT H-18 IN THE HARBOR SQUARE AT BURNHAM PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: A PORTION OF LOT 1 IN CENTRAL STATION RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS., WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 19, 1993 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 93557312, AS AMENDED FROM TIME TO TIME AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 16, 1993 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 93933177 AND THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED JULY 13, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 94611645 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 AND 2 FOR INGRESS AND EGRESS IN, TO OVER AND ACROSS LOTS 2, 3 AND 77 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT 93064835 AND AS FURTHER CREATED BY TRUSTEE'S DEED DATED JANUARY 25, 1993 AS DOCUMENT 93107422 IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		25-Sep-2018
	CHICAGO:	4,406.25
	CTA:	1,762.50
	TOTAL:	6,168.75 *

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

REAL ESTATE TRANSFER TAX		25-Sep-2018
	COUNTY:	293.75
	ILLINOIS:	587.50
	TOTAL:	881.25

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Dated this 2nd day of July, 2018.

M42 PARTNERS, LLC, an Illinois limited liability company

[Signature]
Charles Newman, Manager

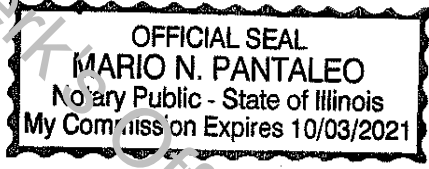
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles Newman, Manager of M42 PARTNERS, LLC, an Illinois limited liability company, is 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.

Subscribed and sworn to before me this 2nd day of JULY, 2018.

[Signature]
Notary Public

My Commission Expires: 10/3/2021



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

Niko G. Marneris, Esq.
10661 S. Roberts Rd.
Suite 107
Palos Hills, IL 60465

SEND SUBSEQUENT TAX BILLS TO:

Wajahat Akhtar
Liubov Romanenko-Akhtar
1502 S. Prairie Ave, Unit A
Chicago, IL 60605