

1822389

WARRANTY DEED

UNOFFICIAL COPY

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

The Grantors, Juan Carlos and Melissa A. Soberanes, a married couple, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to:

Doc#: 1829618000 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/23/2018 09:47 AM Pg: 1 of 2

Dec ID 20181001614165
ST/CO Stamp 0-797-486-240 ST Tax \$161.00 CO Tax \$80.50
City Stamp 1-854-188-704 City Tax: \$1,690.50

YOUSSEF

Youssef and Ekaterina A Nadouri, 1701 N. Crilly Court, Unit 4W, Chicago IL 60614, as Grantee, the following described Real Estate situated in the County of Cook in the State of Illinois **HUSBAND AND WIFE**, not as tenants in common, not as joint tenants but as **TENANTS BY THE ENTIRETY** forever, all the following described real estate, situated and described as follows, to wit

[See attached legal description]

Permanent Real Estate Index Numbers: 11-31-226-033-1012 and 11-31-226-033-1015

Common Address: 1647 West Farwell Avenue, Unit 3D, Chicago IL 60626

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 19th day of October, 2018.

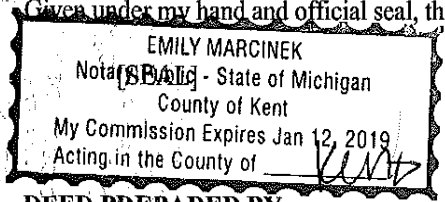
By: Melissa A. Soberanes
Melissa A. Soberanes

By: Juan Carlos Soberanes
Juan Carlos Soberanes

State of ~~Illinois~~ MI)
County of ~~Cook~~ Kent) ss.

The undersigned, a notary public in and for the above county and state, certifies that Melissa A. Soberanes and Juan Carlos Soberanes, known to me to be the same persons whose names are subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as his/her free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal, this 15th day of October, 2018.



Emily Marcinek
NOTARY PUBLIC

DEED PREPARED BY
Scott B. Erdman
The Law Offices of Scott B. Erdman, P.C.
8 S. Michigan Avenue, Suite 3500
Chicago, IL 60603

MAIL DEED TO:
Erica C. Minchella
Minchella & Assoc.
7538 St. Louis Avenue
Skokie, IL 60076

SEND TAX BILL TO:
~~Andrew Taylor Hillis-~~
~~1701 N. Crilly Court, Unit 4W~~
~~Chicago, IL 60614~~

YOUSSEF & EKATERINA A. NADOURI
1647 W. FARWELL AVE, 3D
CHICAGO, IL 60626

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American Land Title Association

File Number : 1822389
Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016**EXHIBIT A****Legal:**

UNIT 3D AND PARKING SPACE P3 IN PINE TREE II CONDOMINIUM AS DELINEATED AND DEFINED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THE EAST 12.45 FEET EXCEPT THE NORTH 35 FEET OF LOT 25 AND THE WEST 40 FEET OF LOT 26 IN BLOCK 43 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHWEST QUARTER LYING EAST OF RIDGE ROAD OF SECTION 31, ALSO THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, ALSO ALL OF SECTION 30 LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR THE PINE TREE II CONDOMINIUM ASSOCIATION MADE BY PINE TREE II, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, DATED MAY 15, 2002 AND RECORDED MAY 21, 2002 AS DOCUMENT NUMBER 0020575891, AND AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Address: 1647 W. Farwell Ave., Unit 3D, Chicago, IL 60626

PIN #: 11-31-226-033-1012

PIN #: 11-31-226-033-1015

PIN #:

Township: Rogers Park

This page is only a part of a 2016 ALTA® Commitment for Title Insurance(issued by Fidelity National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form).

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