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Doc#. 1927417048 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/01/2019 10:53 AM Pg: 1 of 4

ATA / GMT Title Agency
120 S. LaSalle Street, Suite 1240
Chicago, IL 60603

File # 19057928-100

Dec ID 20190801663943
ST/CO Stamp 0-976-880-224 ST Tax \$340.00 CO Tax \$170.00
City Stamp 0-272-286-304 City Tax: \$3,570.00

Warranty Deed Statutory (Illinois)

THE GRANTOR(S) Barzin Daragahi, a single man, and Hooskidar Daragahi, a married man, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Zachary Burchman, (a single man) of 1307 S. Wabash Ave. Unit 613, Chicago, IL 60605, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A

THIS IS NOT HOMESTEAD PROPERTY

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of ²⁰¹⁹ ~~2018~~ and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and ~~subject to the rights or claims of parties in possession under recorded leases,~~ applicable zoning laws, ordinances, regulations or subdivision indentures, ~~and any facts or exceptions which an accurate survey or inspection of the above described Property would show.~~

Permanent Index Number(s): **17-22-104-032-1073**
17-22-104-032-1110

Property Address: **1307 S. Wabash Ave.,**
Unit 613 and P-39
Chicago, IL 60605

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Dated this 13 day of Aug, 2019.

Barzin Daragahi
Barzin Daragahi

Hooskidar Daragahi
Hooskidar Daragahi

STATE OF CALIFORNIA)
COUNTY OF _____) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Barzin Daragahi, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this _____ day of _____, 20____.

-see attachment for California Notary

Notary Public

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Hooskidar Daragahi, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 15 day of August, 2019.

Melania Gomez
Notary Public

THIS DOCUMENT PREPARED BY:
Christopher Titcomb
Titcomb Law Group, P.C.
134 North LaSalle Street, Suite 1720
Chicago, IL 60602

MAIL TAX BILL TO:
Zachary Burchman
1307 S. Wabash Ave. Unit 613
Chicago, IL 60605

MAIL RECORDED DEED TO:
Zachary Burchman
1307 S. Wabash Ave. Unit 613
Chicago, IL 60605



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

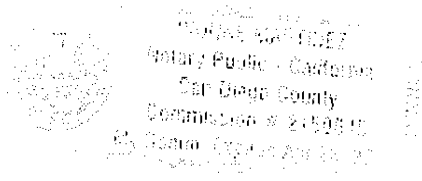
On August 13th 2019 before me, Ivonne Martinez, Notary Public

personally appeared Barzin Daragahi

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: 4
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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EXHIBIT A

PARCEL 1:

UNIT NO. 613 IN FILM EXCHANGE LOFTS CONDOMINIUM ASSOCIATION, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN LUNT & HAMLIN'S SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 20, 2000 AS DOCUMENT 00196242 IN COOK COUNTY ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

PARKING SPACE P-39 IN FILM EXCHANGE LOFTS CONDOMINIUM ASSOCIATION, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN LUNT & HAMLIN'S SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 20, 2000 AS DOCUMENT 00196242 IN COOK COUNTY ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

Cook County Clerk's Office