

# UNOFFICIAL COPY

Doc#: 1934549307 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/11/2019 01:52 PM Pg: 1 of 2

**WARRANTY DEED**  
Statutory (Illinois)  
(Individual to Individuals)

Dec ID 20191101656600  
ST/CO Stamp 0-041-908-576 ST Tax \$106.00 CO Tax \$53.00  
City Stamp 1-014-987-104 City Tax: \$1,113.00

**PREPARED BY:**  
Pericles Abbasi, Esq.  
6969 W. Wabansia Ave.  
Chicago, IL 60707

**MAIL TAX BILL TO:**  
Akbar and Erum Jumani  
8105 Tripp Ave.  
Lincolnwood, IL 60712

**MAIL RECORDED DOCUMENT TO:**  
Stephen J. Epstein  
7350 N Tripp Ave  
Lincolnwood, IL 60712

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**Above Space for Recorder's Use Only**

THE GRANTOR, **OCTAVIO NAVARRO**, a single man, of Chicago, Cook County, Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00) in hand paid, and other good & valuable considerations, **CONVEYS** and **WARRANTS** to **AKBAR\* and ERUM JUMANI**, husband and wife of Skokie, Cook County, Illinois, to hold as **JOINT TENANTS** with right of survivorship (and not as Tenants-in-Common nor Tenants-by-the-Entirety), the following legally described real estate in Cook County, Illinois, to wit:

\*Jumani

UNIT NUMBER 403 IN HOLLYWOOD TERRACE CONDOMINIUM, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL  
ESTATE:

ALL OF LOT 15 AND LOT 14 (EXCEPT THAT PART OF THE EAST 50.0 FEET OF  
SAID LOT LYING SOUTH OF THE NORTH 4.0 FEET THEREOF) AND LOT 13  
(EXCEPT THE EAST 50.0 FEET THEREOF) IN BLOCK 5 IN COCHRAN'S  
ADDITION TO EDGEWATER IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25278694, AND AS  
AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY,  
ILLINOIS.

Commonly Known as: 1060 West Hollywood Avenue, Unit 403  
Chicago, Illinois 60660

Property Index Number: 14-05-405-034-1034

**Chicago Title**  
**19GND0400040K**  
**1 of 2**

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SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; and installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

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

Dated this 27<sup>th</sup> day of NOVEMBER, 2019.

*Octavio Navarro*  
OCTAVIO NAVARRO

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 **OCTAVIO NAVARRO**, who is either personally known to me or presented satisfactory evidence of identification in the form of Driver's Licenses or Illinois picture identification documents to be the same persons 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.

Given under my hand and notarial seal this 27<sup>th</sup> day of NOVEMBER, 2019.

*[Signature]*  
Notary Public

