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Doc#: 2004546076 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/14/2020 08:57 AM Pg: 1 of 4

Dec ID 20200201612016
ST/CO Stamp 1-952-681-312 ST Tax \$483.00 CO Tax \$241.50
City Stamp 0-749-362-016 City Tax: \$5,071.50

RECORDING COVER PAGE

Fidelity National Title

WARRANTY DEED

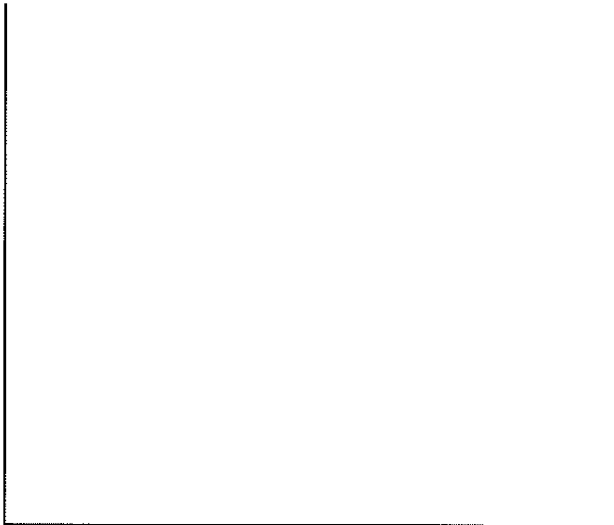
OC20000491

Property of Cook County Clerk's Office

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WARRANTY DEED ILLINOIS STATUTORY

(Individuals to Individuals)



(The Above Space for Recorder's Use Only)

THE GRANTORS Christina L. Novak and Phillip J. Hurst, wife and husband, of City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Irina Nizhnik and Mehdi Miremadi, as wife and husband, all interest in the following described Real Estate situated in the County of and State of Illinois, AS TENANTS BY THE ENTIRETY, to wit:


SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-22-109-138-1058



Property Address: 1502 South Prairie Avenue, Unit D, Chicago, IL 60605

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for 2019 second installment and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

FIDELITY NATIONAL TITLE DC2000491
12/1


REAL ESTATE TRANSFER TAX	10-Feb-2020
 CHICAGO:	3,622.50
CTA:	1,449.00
TOTAL:	5,071.50*
17-22-109-138-1058 20200201612016 0-749-362-016	

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

REAL ESTATE TRANSFER TAX	10-Feb-2020
 COUNTY:	241.50
 ILLINOIS:	483.00
TOTAL:	724.50
17-22-109-138-1058 20200201612016 1-952-681-312	

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Dated this 30 day of JANUARY, 2020.

 (Seal)

Christina L. Novak

 (Seal)
Phillip J. Hurst

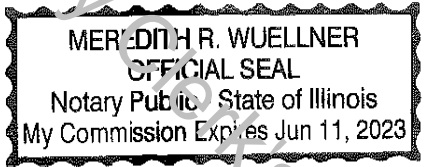
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Christina L. Novak and Phillip J. Hurst personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 and notarial seal, this Dated this 30 day of January, 2020.


Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Niko G. Marneris, P.C.
10661 S. Roberts Road, Suite 107
Palos Hills, IL 60465



MAIL TO:

~~Law Office of Morton J. Rubin
3300 Dundee Rd., Ste. C4
Northbrook, IL 60062~~

SEND SUBSEQUENT TAX BILLS TO:

Irina Nizhnik
1502 South Prairie Avenue, Unit D
Chicago, IL 60605

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT C-19 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 NORTH WEST 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 935573112, 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 NUMBER 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 94511645; AND THE THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 15, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 95108733; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

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