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Chicago Title / Ram 206NW592608PK WARRANTY DEED (1au)

AFTER RECORDING MAIL TO:

HAL A LIPShutz Levitt AND LIPShutz 1120 W. Belmont Avenue Chicago 1 60657-3313

MAIL REAL STATE TAX BILL TO:

Edib Pecanin 5415 N. Sherioan Rd., Unit 1114 Chicago, IL 60640



Doc# 2005745025 Fee ≇88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/26/2020 11:20 AM PG: 1 OF 3

(Reserved for Recorders Use Only)

THE GRANTOR: Aman Manna, an unmarried man, of 5415 N. Sheridan Rd., Unit 1114, Chicago, IL 60640, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Edib Pecanin and Almasa Pecanin, o' (317 N. Hamlin Ave., Chicago, Illinois 60659, as Joint Tenants, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

5415 N. Sheridan Rd., Unit 1114, Chicago, IL 60640

PIN:

14-08-203-017-1125

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain (i), pipe or other conduit. *Clusing

REAL ESTATE TRANSFER TAX		19-Feb-2020
	CHICAGO:	877.50
	CTA:	351.00
	TOTAL:	1,228.50 *

14-08-203-017-1125 | 20200201613956 | 0-563-869-536

REAL ESTATE	TRANSFER 1	TAX	19-Feb-2020
	Rich	COUNTY:	58.50
		ILLINOIS:	117.00
		TOTAL:	175.50
14-08-203	H017-1125	20200201613956 0	180-451-168

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

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DATED this 12th day of FEBRUARY 2020.
Aman Manna NA
STATE OF Service)ss COUNTY OF Course t +)
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Aman Mapna , 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 individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purpos es therein set forth, including the release and waiver of the right of homestead.
Given under my hand and official seal this 12 day of F.e., 2020. No ary Public
NAME AND ADDRESS OF PREPARER: Adam Loops Attorney at Law 1702 W. Huron, Suite 3R Chicago, IL 60622

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EXHIBIT A

Order No.: 20GNW592008PK

For APN/Parcel ID(s): 14-08-203-017-1125

UNIT NO. 1114 IN PARK TOWER CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANCE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908 IN CASE 285574 CIRCULT COURT AS SHOWN ON PLAT RECORDED JULY 9, 1908 AS DOCUMENT 4229498 AND SOUTH OF A LINE THAT IS DRAWN RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THROUGH A POINT IN SAID EAST LINE THAT IS 1,090 FEET SOUTH OF NORTH LINE OF SAID EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4 AND NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN SAID EAST LINE OF SHERIDAN ROAD, THAT IS 1,40650 FEET SOUTH OF THE SAID NORTH LINE OF THE EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4, AT RIGHT ANGLES TO THE SAID EAST LINE 208.80 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST COURSE, 60 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST COURSE, 88.01 FEET TO THE SAID WEST BOUNDARY OF LINCOLN PARK (EXCEPT THE WEST 47 FEET OF SAID EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4 CONDEMNED AS PART OF SHERIDAN ROAL) ALL OF THE ABOVE SITUATED IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "P" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST CCMPANY OF CHICAGO, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 17,1974 AND KNOWN AS TRUST NO. 27802 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24874698, TOGETHER WITH IS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.