

# UNOFFICIAL COPY

Chicago Title / RSM  
206NW592008 PK  
WARRANTY DEED (1au)

**AFTER RECORDING MAIL TO:**

HAL A LIPSHUTZ  
LEVITT AND LIPSHUTZ  
1120 W. Belmont Avenue  
Chicago IL 60657-3313

**MAIL REAL ESTATE TAX BILL TO:**

Edib Pecanin  
5415 N. Sheridan 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, of 6317 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 drains, pipe or other conduit.

\*closing

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

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

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

REAL ESTATE TRANSFER TAX	19-Feb-2020
 COUNTY:	58.50
 ILLINOIS:	117.00
<b>TOTAL:</b>	<b>175.50</b>

14-08-203-017-1125 | 20200201613956 | 0-180-451-168

SV  
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## EXHIBIT A

Order No.: 20GNW592008PK

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

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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, RANGE 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 CIRCUIT 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 ROAD) ALL OF THE ABOVE SITUATED IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY 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 ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.