

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR, *M. JOHN DYRUD*, an unmarried man, of the Village of Wilmette, County of Cook, State of Illinois, for and in consideration of Ten and NO/100 Dollars and other good and valuable considerations in hand paid, CONVEYS and WARRANTS unto *BLJAN A. POUNAKI*, of Gurnee Illinois, the following described real estate in the County of Cook and State of Illinois, to-wit:

FIDELITY NATIONAL  
TITLE INSURANCE

Doc#: 2010003020 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/09/2020 09:15 AM Pg: 1 of 3

Dec ID 20200201622792  
ST/CO Stamp 0-726-212-832 ST Tax \$205.00 CO Tax \$102.50

SC 20005113 WZ

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

Permanent Index No.: 05-27-201-040-1026

Address of Real Estate: 1625 Sheridan Road #311, Wilmette, IL 60091

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium Ownership and all amendments; public and utility easements including any easements established by or implied from the Declaration; party wall rights and agreements, installments due after the date of closing of general and special assessments established pursuant to the Declaration.

TO HAVE AND TO HOLD the same unto the said party of the second part forever.

THIS IS NOT HOMESTEAD PROPERTY.

Village of Wilmette  
Real Estate Transfer Tax  
Ten - 4897  
Issue Date  
\$10.00  
MAR 27 2020

Village of Wilmette  
Real Estate Transfer Tax  
300 - 5318  
Issue Date  
\$300.00  
MAR 27 2020

Village of Wilmette  
Real Estate Transfer Tax  
Five - 4893  
Issue Date  
\$5.00  
MAR 27 2020

Village of Wilmette  
Real Estate Transfer Tax  
300 - 5317  
Issue Date  
\$300.00  
MAR 27 2020

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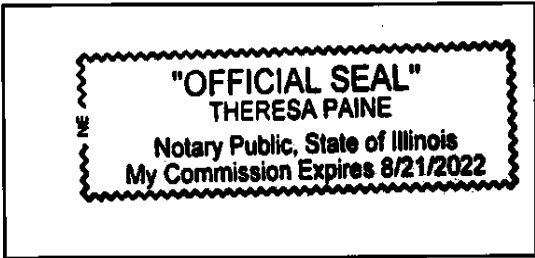
DATED this 28<sup>th</sup> day of February, 2020.

*M. John Dyrud*  
M. JOHN DYRUD

STATE OF ILLINOIS        )  
                                          )        SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforementioned, do hereby certify that M. JOHN DYRUD, 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 acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 28<sup>th</sup> day of February, 2020.



*Theresa Paine*  
Notary Public

MAIL TO:

BIJAN A. POUNAKI  
1625 SHERIDAN RD #311  
WILMETTE, IL 60091

SEND SUBSEQUENT TAX BILLS TO:

BIJAN A. POUNAKI  
1625 SHERIDAN RD.#311  
WILMETTE, IL 60091

This instrument was prepared by:  
D. Lee Padgitt of  
Padgitt, Padgitt & Peppey, Ltd.  
560 Green Bay Road, Suite 100  
Winnetka, IL 60093

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## EXHIBIT A

Order No.: SC20003193

For APN/Parcel ID(s): 05-27-201-040-1026

For Tax Map ID(s): 05-27-201-040-1026

UNIT 311 IN 1625 SHERIDAN HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 'A' IN D.J.L. WALTHER'S CONSOLIDATION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (RECORDED APRIL 23, 1971 AS DOCUMENT 21458249) BEING ALSO DESCRIBED AS LOT 2 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF GAGE'S ADDITION TO THE VILLAGE OF WILMETTE AND OF THE WEST 40 FEET WEST OF AND ADJOINING THE WEST LINE OF BLOCK 2 THEREOF IN A SUBDIVISION IN SECTIONS 27 AND 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1895 AS DOCUMENT 2269816, IN COOK COUNTY, ILLINOIS AND LOT 4 (EXCEPT THE NORTHWESTERLY 45 FEET) IN ANTONETTE GAGE'S SUBDIVISION OF LOT 1 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1 AND 2 IN GAGE'S ADDITION TO VILLAGE OF WILMETTE IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 13 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 25291029, AND AMENDED BY AMENDMENT RECORDED FEBRUARY 14, 1980 AS DOCUMENT 25362546 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE OF THE COMMON ELEMENTS.



**REAL ESTATE TRANSFER TAX**  
 05-27-201-040-1026

	30-Mar-2020
COUNTY:	102.50
ILLINOIS:	205.00
TOTAL:	307.50

| 20200201622792 | 0-726-212-832

Cook County Clerk's Office