

# UNOFFICIAL COPY

Doc#: 2010739046 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/16/2020 09:23 AM Pg: 1 of 3

Dec ID 20200401653728  
ST/CO Stamp 1-434-632-416 ST Tax \$385.00 CO Tax \$192.50  
City Stamp 1-660-284-768 City Tax: \$4,042.50

## WARRANTY DEED ILLINOIS STATUTORY

PT20 - 57046

144

THE GRANTORS, Alnasir Virjee and Shabira Virjee, husband and wife, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRANTEES Nadia Virjee and Jonathan Murray, unmarried persons, as Joint Tenants,

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

**Permanent Index Number: 16-01-207-053-1001**

**Property Address: 1522 N. Western Ave. Unit 2, Chicago, IL 60622**

**SUBJECT TO:** Covenants, conditions and restrictions of record, public and utility easements, and general taxes for 2019 2nd Installment and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

# UNOFFICIAL COPY

Dated this 27 day of MAR, 2020.

[Signature]  
Alnasir Virjee

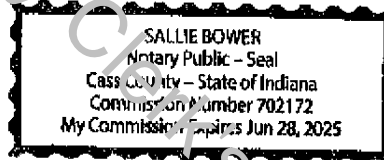
[Signature]  
Shabira Virjee

STATE OF INDIANA )  
COUNTY OF HOWARD ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alnasir Virjee and Shabira Virjee, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

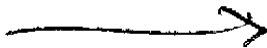
Given under my hand and notarial seal, this 27 day of March, 2020.

[Signature]  
Notary Public



MAIL RECORDED DEED TO:

SAME AS TAX BILLS



SEND SUBSEQUENT TAX BILLS TO:

Nadia Virjee  
1522 N. Western Ave. Unit 2  
Chicago, IL 60622

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 1680 N. Ada Street, Chicago, IL 60642

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## LEGAL DESCRIPTION

### PARCEL 1:

PROPOSED UNIT 2 IN THE 1522 N. WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 39 IN BLOCK 1 IN WINSLOW, JACOBSON, AND TALLMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PORTION DELINEATED AND SHOWN ON THE SURVEY AS RETAIL PROPERTY/COMMERCIAL SPACE "C-1"; (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 1 TAKEN BY THE CITY OF CHICAGO BY CONDEMNATION PROCEEDINGS FOR WIDENING OF NORTH WESTERN AVENUE) IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1315510097, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE, (P-2), A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1315510097. FOR UNITS 2 AND 3: THE RIGHT TO THE USE OF ROOF DECK R-1; AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1315510097.

### PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 1315510098.