

# UNOFFICIAL COPY

Doc#: 2012139257 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/30/2020 12:52 PM Pg: 1 of 4

Dec ID 20200401660831  
ST/CO Stamp 0-633-930-976 ST Tax \$560.00 CO Tax \$280.00  
City Stamp 0-222-905-568 City Tax: \$5,880.00

636547 182 JTM  
This document was prepared by:  
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111 West Washington Street  
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Chicago, Illinois 60602

After recording mail to:  
Stephen Peck, Esq.  
300 Sanders Rd.  
Suite 100  
Riverwoods, Illinois 60015

Mail tax bills to:  
Hassan Kahvand  
1320 N. Cleveland Avenue, Unit 1320-1  
Chicago, Illinois 60610

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## WARRANTY DEED

THE GRANTORS, Daniel C. Miller and Emily J. Rogalski-Miller, husband and wife, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto Hassan Kahvand, A Single Man whose address is 4840 N. Sheridan Road, #3, Chicago, Illinois 60640, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



SEE EXHIBIT A ATTACHED HERETO.

PIN: 17-04-122-123-1007  
ADDRESS: 1320 N. CLEVELAND AVENUE, UNIT 1320-1, CHICAGO, ILLINOIS 60610

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

REAL ESTATE TRANSFER TAX		22-Apr-2020
	CHICAGO:	4,200.00
	CTA:	1,680.00
	<b>TOTAL:</b>	<b>5,880.00 *</b>
17-04-122-123-1007   20200401660831   0-222-905-568		

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

REAL ESTATE TRANSFER TAX		22-Apr-2020
	COUNTY:	280.00
	ILLINOIS:	560.00
	<b>TOTAL:</b>	<b>840.00</b>
17-04-122-123-1007   20200401660831   0-633-930-976		

SIGNATURES ON FOLLOWING PAGE

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**IN WITNESS WHEREOF**, the undersigned has made, executed and delivered this deed as of this 15 day of April, 2020.

  
\_\_\_\_\_  
Daniel C. Miller

  
\_\_\_\_\_  
Emily J. Rogalski-Miller

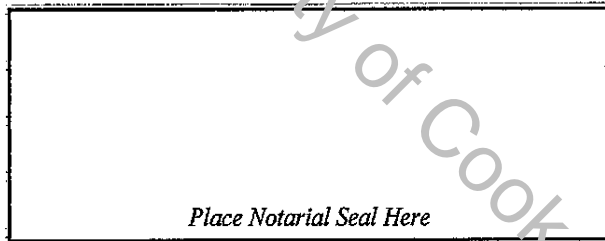
Property of Cook County Clerk's Office

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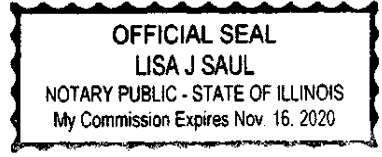
STATE OF ILLINOIS       )  
  ) **SS:**  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel C. Miller and Emily J. Rogalski-Miller, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of April, 2020.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



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## EXHIBIT A

Unit Number 1320-1 in 1314-1320 North Cleveland Condominium, as delineated on a survey of the following described real estate:

Lots 1 and 2 in Owner's Resubdivision of original Lot 33 (except the South 38 feet thereof) in Butterfield's Addition to Chicago, in the West 1/2 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 4 (excepting therefrom that part described as follows: A Triangular portion of Lot 1, being that part thereof lying West of line drawn at right angles from a point on the North line of said Lot 1, 16.54 feet East of the Northwesterly corner thereof in Owner's Resubdivision foresaid); also that part South of the North 75 feet of the East 20 feet of Lot 1 in Assessor's Second Division of parts of Original Lots 24, 25 and 32 of Butterfield's Addition to Chicago, being a Subdivision in the West 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 4; also Lots in County Clerk's Division of the East 125 feet lying West of Hurlbut Street of Lot 32 in Butterfield's Addition to Chicago, being a Subdivision of the West 1/2 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 4, all in Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded October 15, 1999 as Document 99971758; together with its undivided percentage interest in the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time