

# UNOFFICIAL COPY

Doc#: 2022007037 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/07/2020 08:41 AM Pg: 1 of 3

Dec ID 20200601614587  
ST/CO Stamp 1-392-397-024 ST Tax \$97.00 CO Tax \$48.50  
City Stamp 0-564-046-560 City Tax: \$1,018.50

(Reserved for Recorders Use Only)

CT

206NW 77073pk  
WARRANTY DEED

**AFTER RECORDING MAIL TO:**

LAW OFFICE of Abd Sabourh  
PO Box 542  
Streamwood IL 60107

**MAIL REAL ESTATE TAX BILL TO:**

Syed D. Hussain  
2245 W. Farwell Ave., Unit 1A  
Chicago, IL 60645

THE GRANTOR: Faizan A. Syed, unmarried, of 2245 W. Farwell Ave., Unit 1A, Chicago, IL 60645, 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 Syed D. Hussain, \_\_\_\_\_, of \_\_\_\_\_

\_\_\_\_\_, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

\* AND Sit with SIDDIQUA as joint tenants and not as tenants in common  
SEE ATTACHED LEGAL DESCRIPTION

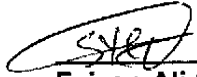
Commonly known as: 2245 W. Farwell Ave., Unit 1A, Chicago, IL 60645  
PIN: 11-31-122-030-1007

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 tile, pipe or other conduit.

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DATED this \_\_\_\_\_ day of 06/19, 2020.



\_\_\_\_\_  
Faizan Ali Syed

STATE OF IL )  
COUNTY OF Cook )SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Faizan Ali Syed**, 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 19 day of June, 2020.

\_\_\_\_\_  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Aleksandar Pipovic  
Attorney at Law  
2 W. Talcott Ave., Suite 27  
Park Ridge, IL 60068



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## EXHIBIT A

Order No.: 20GNW772073PK

For APN/Parcel ID(s): 11-31-122-030-1007

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PARCEL 1:

UNIT NUMBER 2245-1A IN THE OAKWELL GARDENS II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOTS 12 AND THE WEST 27 FEET OF LOT 11 IN GEORGE E. GORMAN'S SUBDIVISION OF THE NORTH 1/2 OF LOT 26 IN SMITH'S ADDITION TO ROGERS PARK, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

SUB-PARCEL 2:

AN EASEMENT FOR INGRESS, EGRESS AND PARKING OVER AND ACROSS THE EAST 6 FEET OF THE SOUTH 64.2 FEET OF LOT 11 AND THE WEST 6.6 FEET OF THE SOUTH 64.2 FEET OF LOT 10 IN GEORGE E. GORMAN'S SUBDIVISION OF THE NORTH 1/2 OF LOT 26 IN SMITH'S ADDITION TO ROGERS PARK, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 10, 2003 AS DOCUMENT NUMBER 0331410116; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PS-4, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.