

UNOFFICIAL COPY

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WARRANTY DEED (Illinois)

THIS DEED is made as of the 9th day of June, 2020, by and between

Doc#: 2028435040 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/12/2020 09:49 AM Pg: 1 of 2

Dec ID 20200701626311
ST/CO Stamp 0-154-041-056 ST Tax \$252.00 CO Tax \$126.00
City Stamp 0-883-993-312 City Tax: \$2,646.00

JOHN KRAUSE AND
CLAIRE KRAUSE
HUSBAND AND WIFE
("Grantor," whether one or more),

and

RUBAIYAT FARAH ANWAR
A SINGLE PERSON
126 OAKTON LANE, LAKE VILLA, IL 60046
("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 1-W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WINDSOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25604756, AS AMENDED FROM TIME TO TIME, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 843 W. WINDSOR AVE., UNIT 1W, CHICAGO, IL 60640

PARCEL INDEX NUMBER (PIN): 14-17-223-026-1004 (VOL: 478)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility assessments, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2019 and subsequent years.

