

UNOFFICIAL COPY

Saturn Title LLC
2025974

Doc#. 2029133435 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/19/2020 02:43 PM Pg: 1 of 3

Dec ID 20200801679838
ST/CO Stamp 1-259-211-232 ST Tax \$185.00 CO Tax \$92.50
City Stamp 1-628-613-088 City Tax: \$1,942.50

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Richard H. Shanas, Trustee of the Richard H. Shanas Trust dated October 2, 1998 and Maryann V. Shanas, Trustee of the Maryann V. Shanas Trust dated October 2, 1998, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Mehran Fasihozaman Langerudi and Heather Joerger, husband and wife of 3200 N. Lakeshore Dr., Unit 508, Chicago, IL 60657,

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 14-28-320-032-1011 & PIN#

Property Address: 451 W. Saint James Pl., Unit 1, Chicago, IL 60614

Dated 09/31/2020

Saturn Title LLC
1030 W. Higgins Rd.
Suite 365
Park Ridge, IL 60068

2025974

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Richard H. Shanas, Trustee of the Richard H. Shanas Trust dated October 2, 1998 and Maryann V. Shanas, Trustee of the Maryann V. Shanas Trust dated October 2, 1998

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Mary Ann J. Skanas
MARY ANN J. SKANAS
Trustee

Richard H. Skanas
By RICHARD H. SKANAS
Trustee

STATE OF ILLINOIS

COUNTY OF COOK

)
) SS.
)

MARY ANN SKANAS AND RICHARD H. SKANAS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

_____ personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 31ST day of AUGUST 2020

[Signature]

Notary Public

My commission expires: _____

THIS DOCUMENT PREPARED BY:

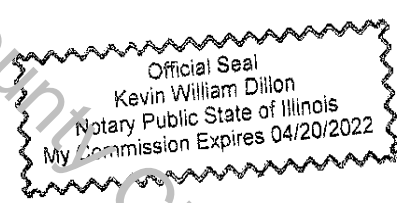
Kevin William Dillon
6650 N. Northwest Highway, #300
Chicago, IL 60631-1307

MAIL TAX BILL TO:

Mehran Fasihozaman Langerudi and Heather Joerger
3200 N. Lakeshore Dr., Unit 508
Chicago, IL 60657

MAIL RECORDED DEED TO:

Mehran Fasihozaman Langerudi and Heather Joerger
3200 N. Lakeshore Dr., Unit 508
Chicago, IL 60657



Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description: **UNIT NUMBER 451-1 IN THE 445-51 ST. JAMES PLACE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS THE DEVELOPMENT PARCEL):**

THE WEST 90 FEET OF LOT 11 IN THE SUBDIVISION OF OUTLOT "B" (EXCEPT THE SOUTH 320 FEET THEREOF) IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 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 OWNERSHIP MADE BY COSMOPOLITAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 29, 1980 AND KNOWN AS TRUST NO. 25313 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25,671,072 TOGETHER WITH THE UNDIVIDED PERCENTAGE OF INTEREST APPURTENANT TO THE UNIT IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM THE PROPERTY ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY ATTACHED THERETO).

Permanent Index Number(s): **14-28-320-032-1011**

PIN#

PIN#

Property Address: **451 W. Saint James Pl., Unit 1, Chicago, IL 60614**

PROPERTY OF COOK COUNTY CLERK'S OFFICE