

1 of 2 20-63258

# UNOFFICIAL COPY

**Warranty Deed  
Statutory (ILLINOIS)  
General**

## NAT

Doc#: 2032239059 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/17/2020 08:27 AM Pg: 1 of 3

Dec ID 20200901604166  
ST/CO Stamp 0-046-011-872 ST Tax \$273.00 CO Tax \$136.50  
City Stamp 1-329-456-608 City Tax: \$2,866.50

Above Space for Recorder's Use Only

**THE GRANTOR, TYLER KRAHN**, of unmarried, for and in consideration of (\$10.00) Ten Dollars, in hand paid, **CONVEY** and **WARRANT** to **HASEEB MIRZA AND ZEENAT YUSUF UMAR**, husband and wife, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: was tenants by the entirety

**SEE ATTACHED.**

Permanent Index Number (PIN): 13-14-207-040-1029 and 13-14-207-040-1051

Address(es) of Real Estate: **3201 W. Leland Avenue, Unit 405, Chicago, IL 60625**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


**SUBJECT TO:** General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

**THIS IS NOT HOMESTEAD PROPERTY**

North American Title Company  
1776A S. Naperville Rd #200  
Wheaton, IL 60189

# UNOFFICIAL COPY

Dated this 17 day of September 2020



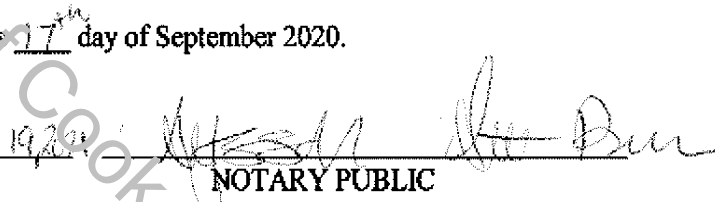
Tyler Krahn

PLEASE  
PRINT OR  
TYPE NAME  
BELOW  
SIGNATURE(S)

State of Oregon, County of ~~Washington~~ ss I, the undersigned, a Notary Public, In and for said County, in the State aforesaid, DO HEREBY CERTIFY Tyler Krahn, is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17 day of September 2020.

Commission expires July, 19, 2021

  
NOTARY PUBLIC

This instrument was prepared by:  
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

**MAIL TO:**

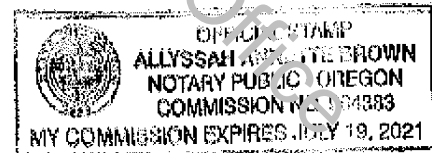
Haseeb Mirza  
3201 W. Leland Ave Unit  
Chicago IL 60625 405

**SEND SUBSEQUENT TAX BILLS TO:**

Grantees Address  
Haseeb Mirza  
3201 W. Leland Ave Unit 205  
Chicago, IL 60625

OR

Recorder's Office Box No. \_\_\_\_\_



15826-20-63258-IL

**UNOFFICIAL COPY**

Property Address: 3201 W. Leland Avenue, Unit 405, Chicago, IL 60625  
Parcel ID: 13-14-207-040-1029 Unit and 13-14-207-040-1051 Prkng

**PARCEL 1:**  
UNIT 405 AND GU6 IN THE LELAND CROSSING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCK 13 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS RIGHT OF WAY; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1015344023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKERS, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1015344023.

**PARCEL 3:**  
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE AFORESAID PARCEL(S) FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED JUNE 2, 2010 AS DOCUMENT NUMBER 1015344022.