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20037146NC

Doc# 2100817207 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2021 11:22 AM Pg: 1 of 4

Dec ID 20201101670253
ST/CO Stamp 1-946-884-064 ST Tax \$360.00 CO Tax \$180.00

DEED EXECUTOR'S (ILLINOIS)

The Grantor(s), PATRICIA J.
CIEBIEN, AS INDEPENDENT
EXECUTOR OF THE ESTATE
OF CAROL ANN CIEBIEN,
DECEASED,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

by virtue of letters of testamentary issued to PATRICIA J. CIEBIEN, AS INDEPENDENT EXECUTOR OF THE ESTATE OF CAROL ANN CIEBIEN, DECEASED, by the Circuit Court of St. Clair County, State of Illinois, known as case number 18-P-306. and in exercise of the power of sale granted to Patricia J. Ciebien, as Independent Executor of the Estate of Carol Ann Ciebien, deceased and by said will and in pursuance of every other power and authority enabling, and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration receipt whereof is hereby acknowledged, does hereby quit claim and convey unto MAJID GHADIRI AND JEAN GHADIRI, Husband and Wife, Grantees, of 6872 Ellis Drive, Long Grove, IL 60047, not as joint tenants, not as tenants in common but as Tenants by the Entirety the following described real estate situated in the County of COOK, in the State of ILLINOIS, to wit:

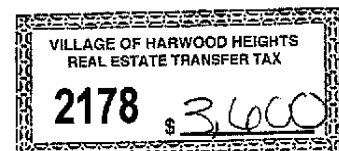
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY REFERENCE.

Permanent Real Estate Index Number: 12-12-425-009-1179

Property Address: 4833 N. Olcott Avenue, Unit 617, Harwood Heights, IL 60706

SUBJECT TO: 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; and general real estate taxes for not due and payable at the time of Closing, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration

Signature page follows.



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EXHIBIT A

Order No.: 20037146NC

For APN/Parcel ID(s): 12-12-425-009-1179

PARCEL 1:

UNIT 433, 617 IN THE CLOCK TOWER POINTE OF HARWOOD HEIGHTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL A:

LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 9 AND LOTS 4, 5 AND 6 TOGETHER WITH THE SOUTH 1/2 OF THE VACATED 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 4, 5 AND 6 IN BLOCK 10; AND ALL OF VACATED GUNNISON STREET LYING BETWEEN AFORESAID BLOCKS 9 AND 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 12, RECORDED APRIL 28, 1925 AS DOCUMENT NUMBER 8886267, LYING WEST OF WEST LINE OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12 AFORESAID, AND LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR AFORESAID, (EXCEPTING THAT PART THEREOF FALLING IN LAWRENCE AVENUE), IN COOK COUNTY, ILLINOIS.

PARCEL C:

THAT PART OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING FROM SAID TRACT OF LAND THE EAST 333.03 FEET (MEASURED ON THE SOUTH LINE AND ALSO EXCEPTING THAT PART THEREOF WHICH LIES SOUTH OF THE SOUTH 50 FEET THEREOF), (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0716903044, AND AS AMENDED BY DOCUMENT NUMBER 0724215000,

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EXHIBIT A

(continued)

AND DOCUMENT NUMBER 0923716029, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER-WITH AN UNDIVIDED PERCENTAGE INTEREST-IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P1-107 AND P1-108 AND STORAGE SPACE S1-107, S1-108, S6-5, S6-6, S6-7 AND S6-8, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0716903044 AND AS AMENDED BY DOCUMENT NUMBER 0724215000, AND DOCUMENT NUMBER 0923716029, AND AS FURTHER AMENDED FROM TIME TO TIME.

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