UNOFFICIAL CO

40GNW278492S1 LAW FIRM, P.C. WARRANTY DEED ILLINOIS STAJUTORY Doc#. 2103239157 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/01/2021 10:20 AM Pg: 1 of 3

Dec ID 20210101605883

ST/CO Stamp 0-009-445-392 ST Tax \$305.00 CO Tax \$152.50

City Stamp 1-618-509-840 City Tax: \$3,202.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Ilyas Ahmed, a married ma 1, of 5420 N. Kedzie Avenue, Unit 3D, Chicago, IL 60625 for and in consideration of TEN AND CO/ 00 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Barry Eisenman, a Single man, of 3018 N. Gresham the Chilling fee simple forever, the following described real estate situated in the County of Cock, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-11-211-044-1010

Property Address: 5420 N Kedzie Ave, Unit 3D, Chicago, IL 60625

This is not a homestead property.

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

Dated this 31 day of December, 2020.

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ilyas Ahmed 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 acknowledged that he signed, sealed and delivered in the instrument as his 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 3! day of \$\frac{1}{2020}\$.

OFFICIAL SEAL
DEBORAH M. APPAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES. 10/102/21

Notary Public

THIS INSTRUMENT PREPARED BY Ahmed Motiwala M&A Law Firm, P.C. 4438 Oakton Street Skokie, IL 60076

MAIL TO:

Kyle Dillon McFadden & Dillon, P.C. 120 S LaSalle Street Chicago, IL 60603 SEND SUBSEQUENT TAX BILLS TO:

Barry Eisenman 5420 N Kedzie Ave Unit 3D Chicago, IL 60625

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LEGAL DESCRIPTION

Order No.: 20GNW278492SK

For APN/Parcel ID(s): 13-11-211-044-1010

PARCEL 1:

UNIT 3D IN THE NORTH PARK TOWERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 14, 15, 16, 17, 18 AND 19 IN THOMASSON AND WHITE'S BALMORAL GARDENS SUBDIVISION, OF ELOCKS 3 AND 4, IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 17, 2005 AS DOCUMENT NUMBER 0529012143, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-10 AND S-10, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0529012143.