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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2103501086 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/04/2021 09:22 AM Pg: 1 of 2

Dec ID 20201101649737
ST/CO Stamp 0-376-610-832 ST Tax \$240.00 CO Tax \$120.00

THE GRANTOR(S), Nora Brennan Properties, Inc., an Illinois corporation, of the Village of Elburn, County of Kane, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to ~~Rehan Shallwani, a single person~~, (GRANTEE'S ADDRESS) 412 W. 5th Ave., Naperville, Illinois 60563 of the County of DuPage, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: * AAN INVESTMENTS, LLC, an ILLINOIS LIMITED LIABILITY COMPANY

PARCEL 1:

UNIT 103C IN THE AVENUE LAKE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOT 22 AND 23 IN HOLLEY AND SMITH'S SUBDIVISION OF LOT 18 IN KETTLESTRING'S SUBDIVISION AND OF LOTS 1 AND 2 IN SCOVILLE'S SUBDIVISION OF LOT 17 IN SAID KETTLESTRING'S SUBDIVISION OF LAND IN THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 10, 2007 AS DOCUMENT NUMBER 0701015042, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE 103 CS, LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED JANUARY 10, 2007 AS DOCUMENT NUMBER 0701015042.

SUBJECT TO: terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date hereof of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions; real estate taxes for the year 2019 and subsequent years.

Permanent Real Estate Index Number(s): 16-07-129-036-1002
Address(es) of Real Estate: 103C N. Oak Park Ave., Oak Park, Illinois 60301

20650680033A4

Chicago Title

Dated this 12 day of October, 2020.

Nora Brennan Properties, Inc.

By: Nora Curtin

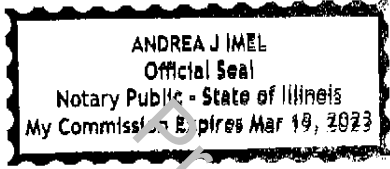
Nora Curtin, President

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STATE OF ILLINOIS, COUNTY OF Kane ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nora Curtin, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 12th day of October, 2020.



Andrea J. Imel
(Notary Public)

Prepared By: James F. White, Esq.
160 S. Municipal Drive, Suite 100
Sugar Grove, Illinois 60554



Mail To:
Brian Gryll, Esq.
6703 N. Cicero Ave.
Lincolnwood, Illinois 60712

Name & Address of Taxpayer:
Rehan Shallwani
412 W. 5th Ave.
Naperville, Illinois 60563

REAL ESTATE TRANSFER TAX		12-Jan-2021
	COUNTY:	120.00
	ILLINOIS:	240.00
	TOTAL:	360.00
16-07-129-036-1002 20201101649737 0-376-610-832		

Real Estate Transfer Tax

\$1,920.00

5997

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