

# UNOFFICIAL COPY

Doc#: 2103506178 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/04/2021 11:17 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Dec ID 20210101609364  
ST/CO Stamp 1-101-107-216 ST Tax \$135.00 CO Tax \$67.50  
City Stamp 1-050-775-568 City Tax: \$1,417.50

FIRST AMERICAN TITLE  
FILE # AF 1000882

Preparer File: AF1000882  
FATIC No.: AF1000882

THE GRANTOR(S) CHRISTIANAH OLADIPUPO, of the City of Chicago, County of Cook, State of Illinois for and In Consideration Of Ten And 00/100 Dollars, And Other Good And Valuable Consideration In Hand Paid, Convey(s) And Warrant(s) To Naira Capital Incorporated, incorporated and authorized to transact business in the State of Illinois, all interest in the following described real estate situated in the county of cook in the State of Illinois, To Wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO:

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

Permanent Real Estate Index Number(s): 11-32-300-026-1004

Address(es) of Real Estate: 6701 North Ashland Avenue 1B  
Chicago, Illinois 60626

Dated this 30<sup>th</sup> day of December, 2020

  
CHRISTIANAH OLADIPUPO



First American  
Title Insurance Company

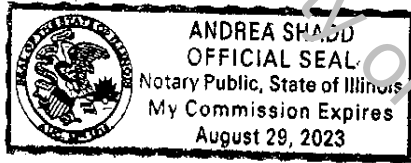
Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CHRISTIANAH OLADIPUPO, personally known to me to be the same person(s) whose name(s) 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 6 day of January, 2021.



Andrea Shadd  
Notary Public

Prepared by:  
Erika L. Finley  
417 Des Plaines Avenue Suite 732  
Forest Park, IL 60153

Mail to:

Name and Address of Taxpayer: and grantee's address

Naira Capital Inc  
6701 N Ashland Ave, 1B  
Chicago, IL 60626

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## Exhibit "A" – Legal Description

### PARCEL 1:

UNIT 104 IN THE 6701 N. ASHLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 13 AND 14 IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 15 AND 16 IN L.C. PAINE FREER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 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 RECORDED DECEMBER 12, 2006 AS DOCUMENT NUMBER 0634615003; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED DECEMBER 12, 2006 AS DOCUMENT NUMBER 0634615003.

