

UNOFFICIAL COPY

Doc#: 2103512072 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/04/2021 07:38 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20201201680695
ST/CO Stamp 1-118-263-264 ST Tax \$517.50 CO Tax \$258.75
City Stamp 1-405-114-336 City Tax: \$5,433.75

Above Space for Recorder's Use Only


GRANTOR 3116 N. Damen, LLC, an Illinois Limited Liability Company, in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEES Nader Forouzi and Iran OKHT SOBHANI, HUSBAND AND WIFE *, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *AS JOINT TENANTS.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 14-30-106-080-0000

Address of Real Estate: 3116 North Damen Avenue, Chicago, IL 60618-6416

The date of this deed of conveyance is October 19, 2020.



Yuval Degani, authorized
Manager/Member

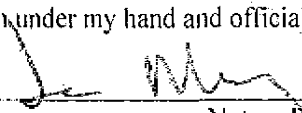
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yuval Degani, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he and/or she signed said instrument as his and/or her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

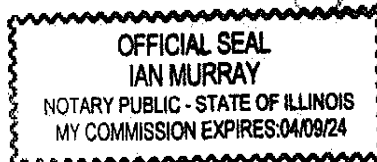
(My Commission Expires 4/9/24)

Given under my hand and official seal.

Dated: 10/19/2020



Notary Public



Chicago Title 20GSC093464LP 1 of 2 asv

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LEGAL DESCRIPTION

premises commonly known as 3116 North Damen Avenue, Chicago, IL 60618-6416.

attached.

Property of Cook County Clerk's Office

<p>This instrument was prepared by: Ivan Puljic Law Offices of Ivan Puljic, Ltd. 10 S. LaSalle St. Suite 2920 Chicago, IL, 60603</p>	<p>Send subsequent tax bills to: Nader Forouzi 4600 Pratt Ave Lincolnwood, IL 60712</p>	<p>Recorder-mail recorded document to: Nader Forouzi 4600 Pratt Ave Lincolnwood, IL 60712</p>
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LEGAL DESCRIPTION

Order No.: 20GSC093464LP

For APN/Parcel ID(s): 14-30-106-080-0000

THE SOUTH 18 FEET OF LOT 41 AND THE NORTH 12 FEET OF LOT 42 IN OWNER'S SUBDIVISION OF PART OF THE EAST 1/2 OF LOT 17 IN SNOW ESTATES SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office