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Doc#: 2105520374 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/24/2021 02:29 PM Pg: 1 of 3

Dec ID 20210101626279
ST/CO Stamp 2-104-484-880 ST Tax \$203.00 CO Tax \$101.50
City Stamp 0-404-717-584 City Tax: \$2,131.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, JOSEPH W. ZIZZO, a married person, this is not homestead property, CONVEY(S) and WARRANT(S) to RAID FAKHOUR, individually, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* FAKHOUR I

STC109883865
TAL

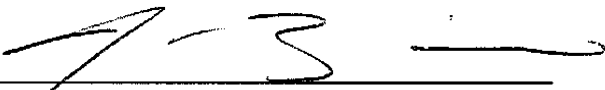
SEE ATTACHED LEGAL DESCRIPTION


SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 17-18-127-051-1003

Address (es) of Real Estate: 2356 West Harrison Street, Unit 3, Chicago, Illinois 60612



This 25 day of January, 20 21


JOSEPH W. ZIZZO

REAL ESTATE TRANSFER TAX	02-Feb-2021
	CHICAGO: 1,522.50
	CTA: 609.00
	TOTAL: 2,131.50 *

17-18-127-051-1003 | 20210101626279 | 0-404-717-584

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	04-Feb-2021
 	COUNTY: 101.50
	ILLINOIS: 203.00
	TOTAL: 304.50

17-18-127-051-1003 | 20210101626279 | 2-104-484-880

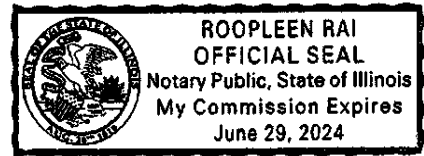
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STATE OF ILLINOIS ss.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JOSEPH W. ZIZZO, is personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of JANUARY, 20 21.

Roopleen Rai (Notary Public)



Prepared by:
Kimberly Freeland, Attorney at Law, 806 N Peoria St, Chicago, IL 60642

Mail To:
ANTHONY PANZICA
2510 WEST IRVING PARK ROAD
UNIT B
CHICAGO, ILLINOIS 60618

Name and Address of Taxpayer:
Rox, Jakhouri
837 S. WESTERN AVE #303
CHICAGO, IL 60612

Property of Cook County Clerk's Office

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

Unit 2356-3 in the 2356 West Harrison Condominium, as delineated on a survey of the following described tract of land:

Lots 21 to 34 both inclusive (except those parts taken for streets) in Block 2 in the Subdivision of Lots 1 to 12, both inclusive, in Block 12 in Rockwell's Addition to Chicago of the West 1/2 of the Northwest 1/4 of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, more particularly described as follows:

Commencing at the point of intersection of the North line of West Harrison Street and the East line of South Western Avenue as Widened, said point also being the Southwest corner of said tract and point of beginning; Thence North 100 degrees 00 minutes 00 seconds East, a distance of 144.71 feet; Thence North 89 degrees 53 minutes 44 seconds East, a distance of 25.00 feet; Thence South 00 degrees 00 minutes 00 seconds West, a distance of 144.71 feet; Thence South 89 degrees 53 minutes 44 seconds West, a distance of 25.00 feet to the point of beginning, all in Cook County, Illinois.

Which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 00106069064; together with its undivided percentage interest in the common elements, as amended from time to time, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-15, as delineated on the survey attached to the Declaration of Easement aforesaid recorded as Document No. 0010639035.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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008UN-ALTA Commitment For Title Insurance (8/1/16)

