

2 of 2 26-63985

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**Warranty Deed
Joint Tenancy**

Doc#: 2106904069 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/10/2021 07:54 AM Pg: 1 of 3

Dec ID 20210201629122
ST/CO Stamp 0-990-321-680 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-527-192-592 City Tax: \$2,887.50

Above Space for Recorder's Use Only

GRANTOR, 545 N DEARBORN 1302 LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid CONVEYS and WARRANTS to GRANTEEES, ARDOUSH D. USEFYAN and LOSVART VAKTANYANS, of 8201 Oleander, Niles, Illinois 60714, as husband and wife, as joint tenants with rights of survivorship, the following described real estate located in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. **TO HAVE AND TO HOLD as joint tenants with rights of survivorship.**

SUBJECT TO: General taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, covenants, and conditions of the declaration and all amendments thereto; public and utility easements including any easements established by or implied from the declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act.

Permanent Index Number (PIN): 17-09-241-036-1043

Address of Real Estate: 545 North Dearborn Street, Unit 1302, Chicago, Illinois 60654

REMAINDER OF DOCUMENT INTENTIONALLY LEFT BLANK

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Dated this 1st day of February, 2021.

545 N DEARBORN 1302 LLC, an Illinois limited liability company

Jennifer Ann Breen, Manager (SEAL)
JENNIFER ANN BREEN, Manager

State of Illinois, Cook County - ss, I, the undersigned, a Notary Public
In and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **JENNIFER ANN BREEN, Manager**, 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 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, if any.

Given under my hand and official seal, this 1st day of February, 2021.



Commission expires December 20, 2023

Sarah DiDavide
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Joanne Gleason, Law Office of Joanne Gleason, 1523 North Walnut Avenue, Arlington Heights, Illinois 60004 - (847) 421-3900

Upon recording mail to: — and — SEND SUBSEQUENT TAX BILLS TO:

Ardoush Usefyan
8201 Oleander
Niles, IL 60714

→ _____

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15826-20-63985-IL

Property Address: 545 N. Dearborn St., Unit 1302, Chicago, IL 60654

Parcel ID: 17-09-241-036-1043

PARCEL 1:

UNIT W1302 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RESIDENCES AT GRAND PLAZA CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0529910137, AS AMENDED FROM TIME TO TIME, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN ARTICLE 3.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3, 2005 AS DOCUMENT 0521513094

Property of Cook County Clerk's Office