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Doc#: 2107442213 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2021 01:52 PM Pg: 1 of 3

Dec ID 20210201640266
ST/CO Stamp 0-742-186-000 ST Tax \$680.00 CO Tax \$340.00
City Stamp 0-310-680-592 City Tax: \$7,140.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTORS Ryan Molis and Jillian Marie Molis, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Nilufar Kabir, A MARRIED WOMAN, IN SOLE TENANCY, of 304 Ambriance Dr., Burr Ridge, IL 60527, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-10-135-038-2063

Property Address: 401 N. Wabash Ave., Unit 31L, Chicago, IL 60611


SUBJECT TO: Covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing,

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

Handwritten notes: 04 A/CST/15-3276 UH 1/17/21

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Dated this 11 day of February, 2021.

X 
Ryan Molis

(Seal)

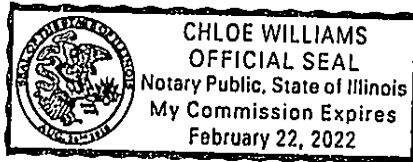
X 
Jillian Marie Molis


(Seal)

STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ryan Molis and Jillian Marie Molis personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 11 day of February, 2021.





Notary Public:

THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:

Richard D. Klein & Associates, PC
~~1730 Park St., Suite 221~~
~~Naperville, IL 60563~~
1807 S. WASHINGTON,
STE. 110 - 348
NAPERVILLE, IL 60565

SEND SUBSEQUENT TAX BILLS TO:

Nilufar Kabir
~~401 N. Wabash Ave., Unit 311~~
~~Chicago, IL 60611~~
304 AMBRANCE DR.
BURR RIDGE, IL 60527

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EXHIBIT "A"

Parcel 1: Unit 31L in the 401 North Wabash Avenue Residential Condominium as delineated on a survey of the following described real estate: Part of Lot 1 in Trump Tower Subdivision of a tract of Land in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 0821716050, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: Non-exclusive easements for ingress, egress, support, use and enjoyment as created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for the 401 North Wabash Building recorded as document number 0803015062, as amended by Special Amendment recorded August 4, 2008 as document number 0821716049.

Parcel 3: A non-exclusive easement in favor of Parcels 1 and 2, as granted in that certain ordinance by the City of Chicago approved September 1, 2004 and recorded January 3, 2005 as document number 0500319018 as published in journal pages 30411 to 30458, both inclusive, for the improvement, use and maintenance of public way, to improve, maintain, repair, replace, use and occupy for pedestrian purposes, and not vehicular purposes, certain tracts of Land as more particularly described therein.

Parcel 4: The exclusive right to the use of S1926, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as document number 0821716050.

RECEIVED
CLERK OF COOK COUNTY
Cook County Clerk's Office