

CT

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216NW995025RM

WARRANTY DEED

~~Joint Tenancy~~

1/1

Doc#: 2107841014 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/19/2021 09:30 AM Pg: 1 of 4

Dec ID 20210301652376
ST/CO Stamp 0-350-585-360 ST Tax \$283.50 CO Tax \$141.75
City Stamp 0-087-276-560 City Tax: \$2,976.75

Mail To: Karen Patterson
~~Ninus Simonzadeh~~
~~7746 N. Sheridan Rd, Unit 33~~
~~Chicago, IL 60626~~
2400 Ravenna Way # 200
Glenview, IL 60025

Name & Address of Taxpayer:
Ninus Simonzadeh
7746 N. Sheridan Rd, Unit 33
Chicago, IL 60626

RECORDER'S STAMP

The GRANTOR(S): Neil Berger and Sheila Morrison, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid. CONVEY AND WARRANT to Ninus Simonzadeh, a single man, OF 7746 N. SHERIDAN, UNIT 33, Chicago IL 60626, all interest in the following described land in the City of Chicago, County of Cook, State of Illinois; to wit.

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not 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.


TO HAVE AND TO HOLD said premises, not as Tenants in Common or Tenants in the Entirety but as Joint Tenants forever.

PERMANENT REAL ESTATE INDEX NUMBERS: 11-29-101-033-1029; 11-29-101-029-0020


PROPERTY ADDRESS: 7746 N. Sheridan Rd Unit 33 & P-8, Chicago, Illinois 60626

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR

Dated this 17th day of February, 2021.



Neil Berger



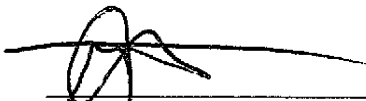
Sheila Morrison

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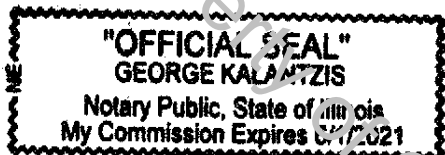
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Neil Berger and Sheila Morrison 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 the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and seal this 17th day of February, 2021.



Notary Public



Prepared By:
George Kalantzis
Kalantzis Law Firm
1861 Hicks Rd, Suite B
Rolling Meadows, IL 60008

Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 21GNW995025RM

For APN/Parcel ID(s): 11-29-101-033-1020 and 11-29-101-033-1029

PARCEL 1:

UNITS 33 AND P-8 IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE WEST TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTH EASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTH WEST CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTH WEST ¼ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 7 IN FERGUSON BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING; IN THE NORTHWEST OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14,k EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY, LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 7, BOTH INCLUSIVE, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, AFORESAID, WHICH LIES WEST OF THE WEST LINE OF N. SHERIDAN ROAD EXTENDED NORTH AND EAST OF THE WEST LINE OF LOT 7, EXTENDED NORTH, IN

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LEGAL DESCRIPTION

(continued)

FERGUSON'S BIRCH PARK ADDITION TO EVANSTON.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030097477, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office