

UNOFFICIAL COPY

WARRANTY DEED

Individual

MAIL TAX BILL TO:

Raid Fakhouri
3112 W. Warren, Unit 1W
Chicago, Illinois 60612

MAIL RECORDED DEED TO:

Anthony Panzica
2510 W. Irving Park Road, Unit B
Chicago, Illinois 60618

Doc#: 2109816204 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2021 04:39 PM Pg: 1 of 2

Dec ID 20210101613137
ST/CO Stamp 0-453-412-880 ST Tax \$135.00 CO Tax \$67.50
City Stamp 0-063-270-928 City Tax: \$1,417.50

THE GRANTOR, **JULIE GERDING**, a single woman, of Sevierville, Tennessee, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEYS AND WARRANTS** to **RAID FAKHOURI**, of 837 S. Western Avenue, Chicago, Illinois, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 1W IN HERITAGE SUITES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE: LOTS 18 AND 19 IN HOWARD'S SUBDIVISION OF THE NORTH 2.369 ACRES OF BLOCK 23 IN DAVID LEE AND OTHER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0327544152, TOGETHER WITH SAID UNITS'S UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE THE PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0327544152.

Permanent Index Number: 16-12-324-038-1002
Property Address: 3112 W. Warren, Unit 1W, Chicago, IL 60612

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

DATED this 4 day of January, 2021.



JULIE GERDING

FIDELITY NATIONAL TITLE

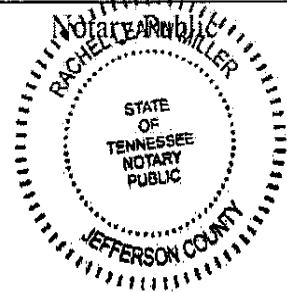
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TN
STATE OF ILLINOIS)
COUNTY OF Jefferson SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **JULIE GERDING**, 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.

Given under my hand and notarial seal this 4th day of January, 2021.



PREPARED BY:
Berardi and Associates, LLC
Attorney Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

REAL ESTATE TRANSFER TAX		13-Jan-2021	
		COUNTY:	67.50
		ILLINOIS:	135.00
		TOTAL:	202.50
16-12-324-038-1002		20210101613137	0-453-412-880

REAL ESTATE TRANSFER TAX		13-Jan-2021	
		CHICAGO:	1,012.50
		CTA:	405.00
		TOTAL:	1,417.50 *
16-12-324-038-1002		20210101613137	0-063-270-928

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