

# UNOFFICIAL COPY



THIS INSTRUMENT PREPARED BY:

Vasili P. Liosatos  
KOVITZ SHIFRIN NESBIT  
175 N. Archer Avenue  
Mundelein, Illinois 60060

Doc# 2111725122 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/27/2021 03:22 PM PG: 1 OF 3

(E) 20NW 7141910USD

1/1

FOR RECORDER'S USE ONLY

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 8 day of December, 2020, by **Arash Jamali, divorced and not since remarried**, as "Grantor(s)", to **1015 DP EQUITY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY**, as "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the Village of Forest Park, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Address of Real Estate: **1037 Des Plaines Avenue, E206, Forest Park, IL 60130**  
PIN: **15-13-300-026-1110**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the Grantor, either in law or equity, of, in, and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above describes, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2020 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

This is not homestead property.

#### REAL ESTATE TRANSFER TAX



22-Feb-2021

COUNTY: 55.50  
ILLINOIS: 111.00  
TOTAL: 166.50

15-13-300-026-1110 | 20210101617049 | 1-972-939-792

VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE

No. **8716**  
*mon 1/21/21*  
Approved Date

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IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Warranty Deed as of the day and year first above written.

Grantor:

Arash Jamali

STATE OF \_\_\_\_\_ )  
COUNTY OF Cook ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Arash Jamali**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8 day of December, 2020.

NOTARY PUBLIC  
My commission expires: 05/29/2023



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NUMBER E-206, IN TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS "A" AND "B" IN THE SUBDIVISION OF LOT 1 IN HAASE'S ADDITION TO HARLEM IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF LOT 2 IN SAID HAASE'S ADDITION TO HARLEM OF THE SOUTH WEST 1/4 OF SAID SECTION 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26146887 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

MAIL AFTER RECORDING TO:

LEVITIN & ASSOCIATES, P.C.  
777 Chestnut Ridge Road, Suite 300  
Chestnut Ridge, NY 10977

MAIL TAX BILLS TO:

1015 DP EQUITY HOLDINGS LLC  
777 Chestnut Ridge Road, Suite 301  
Chestnut Ridge, NY 10977

Property of Cook County Clerk's Office