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Doc# 2112049179 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/30/2021 03:54 PM Pg: 1 of 5

This Instrument was prepared by:
David G. Spak, Attorney at Law
4 The Court of Island Point
Northbrook, Illinois 60062

Dec ID 20210201649416
ST/CO Stamp 1-889-827-856 ST Tax \$360.00 CO Tax \$180.00
City Stamp 0-015-625-232 City Tax: \$3,780.00

After Recording, Forward to:

Lisa Davis
6825 N. First Place
Phoenix AZ 85012

Send Future Tax Bills to:

WARRANTY DEED

THE GRANTOR, OPHIR FRIEDER and NAZLI GOHARIAN, husband and wife, as Joint Tenants, of 5600 Wisconsin Avenue, Chevy Chase, Maryland, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to:

111-44H

HTB, L.L.C., an Arizona limited liability company
of 111 East Chestnut Street, Chicago, Illinois 60611


the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

The Real Estate commonly known as Unit 44H, 111 East Chestnut Street, Chicago, Illinois 60611
P.I.N.: 17-03-225-078-1325

The foregoing conveyance and Grantor's warranty of title herein is subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; 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 as of the date hereof.

DATED as of the 15th day of February, 2021



Ophir Frieder



Nazli Goharian

FIDELITY NATIONAL TITLE

SC21005287

1071

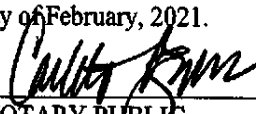
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State of Maryland)
)SS
County of Montgomery)

The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Ophir Frieder and Nazli Goharian are personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand any official seal, as of the 15th day of February, 2021.

CARLETTA BANKS
NOTARY PUBLIC STATE OF MARYLAND
Commission Expires: My Commission Expires December 4, 2023




NOTARY PUBLIC



Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX	26-Feb-2021
	CHICAGO: 2,700.00
	STA: 1,080.00
	TOTAL: 3,780.00 *

17-03-225-078-1325 | 20210201649416 | 0-015-625-232

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

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REAL ESTATE TRANSFER TAX

26-Feb-2021



COUNTY:	180.00
ILLINOIS:	360.00
TOTAL:	540.00

17-03-225-078-1325

| 20210201649416 |

| 1-889-827-856

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EXHIBIT "A"

Legal Description

UNIT 4400H IN THE 111 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 1*, 1A, 1A*, 1B, 1B*, 1C, 1C*, 1D, 1D*, 1E, 1F, 1F*, 1H, 1J, 1K, 1L, 1M, 1N IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL QUARTER OF SECTION 3, 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 04074563; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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