

UNOFFICIAL COPY

WARRANTY DEED
(Individual to Individual)

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(ILLINOIS)
PAGE 1:

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216NW 388 540516

Doc#: 2112521221 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2021 12:26 PM Pg: 1 of 2

Dec ID 20210401611438
ST/CO Stamp 1-610-613-008 ST Tax \$285.00 CO Tax \$142.50

THE GRANTORS, George J. Wenzel and Seeme Wenzel, husband and wife, of the City of San Clemente, County of Orange, State of California, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEES, AMIR* FAKOUHI AND MASSUMEH FAKOUHI, of 420 Sandy Lane, Wilmette, IL 60091, not as tenants in common, but as joint tenants with rights of survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*John *x unmarried *x*x unmarried

UNIT 711 AND PARKING UNIT P-148 IN OPTIMA HORIZONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF LOT 1 IN OPTIMA HORIZONS AMENDED AND RESTATED RESUBDIVISION, IN BLOCK 8 IN THE VILLAGE OF EVANSTON, IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0421734058 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

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

TO HAVE AND TO HOLD said premises, not as tenants in common, but as joint tenants with rights of survivorship, forever.

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 uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 11-18-119-036-1049 and 11-18-119-036-1394
Address (es) of Real Estate: 800 Elgin Road, Unit 711, P-148, Evanston, IL 60201

UNOFFICIAL COPY

DATED: April 23, 2021

George J. Wenzel
George J. Wenzel

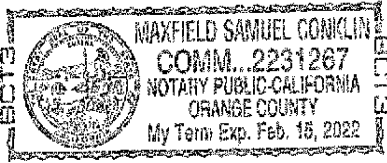
Seeme Wenzel
Seeme Wenzel

State of California, County of Orange ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George J. Wenzel and Seeme Wenzel, 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 acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 23rd of April
2021

[Signature]
NOTARY PUBLIC



MAIL TO:
Chang Legal LLC
1990 E. Algonquin Road, Suite 260
Schaumburg, IL 60193

SEND SUBSEQUENT TAX BILLS TO:
Amir Fakouhi and Massoumeh Fakouhi
800 Elgin Road, Unit 711
Evanston, IL 60201

This instrument prepared by:

Central Law Group
2822 Central Street, Evanston, IL 60201
847-866-0124

034957

CITY OF EVANSTON

Real Estate Transfer Tax

PAID APR 23 2021

AMOUNT \$ 1425.00

Agent LB