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THIS DOCUMENT WAS
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1206471 182 kjm

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Karen A. Yarbrough
Cook County Clerk
Date: 06/17/2021 03:36 PM Pg: 1 of 4

Dec ID 20210601656630
ST/CO Stamp 1-513-514-256 ST Tax \$550.50 CO Tax \$275.25
City Stamp 0-101-038-352 City Tax: \$5,780.25

Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE is made as of this 28th day of June, 2021 by and between **Robert Piper, an unmarried man**, of the City of Chicago, State of Illinois ("Grantor"), and **Mustafa EZZeldin Ibrahim** of the City of Chicago, State of Illinois ("Grantee").

A Single Male

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 14-31-328-137-1024

Address of Real Estate: 2251 West Wabansia Avenue, Unit 306, Chicago, IL 60647

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX

08-Jun-2021



CHICAGO:	4,128.75
CTA:	1,651.50
TOTAL:	5,780.25 *

14-31-328-137-1024 | 20210601656630 | 0-101-038-352

REAL ESTATE TRANSFER TAX

11-Jun-2021



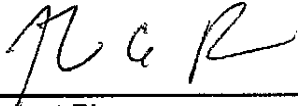
COUNTY:	275.25
ILLINOIS:	550.50
TOTAL:	825.75

14-31-328-137-1024 | 20210601656630 | 1-513-514-256

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

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 28th day of May, 2021.



Robert Piper

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State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Piper, 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 signed, sealed and delivered this said instrument as 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 official seal, this 28th day of May, 2021.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Mustafa Ibrahim
2251 W Wabansia Ave, #306
Chicago, IL 60647

After Recording Return To:

Mustafa Ibrahim
2251 W Wabansia Ave, #306
Chicago, IL 60647



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Exhibit A – Legal Description

Parcel 1:

Unit Number 306 in the Oakley Manor Condominium, as Delineated on a Survey of the Following Described Tract of Land:

That Part of Lots 78 to 85. Both Inclusive, Lying West of a Line Drawn from a Point in the North Line of said Lots, 210.38 Feet East of the Northwest 1/4 of Lot 78 aforesaid to a Point in the South Line of Said Lots 210.69 Feet East of the Southwest Corner of Lot 78 aforesaid (Except therefrom the West 6.0 Feet of Lot 78 aforesaid) in Isham's Resubdivision of Parts of Blocks 3, 4 and 5 of Isham's Subdivision of the North 1/2 of the South 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14 Lying Southwest of Milwaukee Avenue 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 0509734001; together with its Undivided Percentage Interest in the Common Elements in Cook County Illinois.

Parcel 2:

The Exclusive Right to use Parking Spaces G-28 and G-6, Limited Common Element as Delineated on the Survey attached to the Aforementioned Declaration of Condominium.