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THIS DOCUMENT WAS
PREPARED BY:

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Doc#: 2117328202 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2021 11:46 AM Pg: 1 of 4

Dec ID 20210501650273
ST/CO Stamp 1-651-455-248 ST Tax \$395.00 CO Tax \$197.50
City Stamp 1-856-010-512 City Tax: \$4,147.50

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Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE is made as of this 1 day of June, 2021 by and between Aleksandr Fuks and Alexandra Fuks, husband and wife as tenants by the entirety of the City of Chicago, State of Illinois (collectively, the "Grantors"), and ~~Sarah Mazar and Daniel Mazar~~ as wife and husband of the City of Chicago, State of Illinois (collectively, the "Grantees").
**Sarah Noehn*

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, 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: 17-22-103-054-1004
Address of Real Estate: 1334 South Wabash Avenue, Unit D, Chicago, IL 60605

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX

04-Jun-2021



CHICAGO: 2,962.50
CTA: 1,185.00
TOTAL: 4,147.50 *

REAL ESTATE TRANSFER TAX

16-Jun-2021



COUNTY: 197.50
ILLINOIS: 395.00
TOTAL: 592.50


17-22-103-054-1004 | 20210501650273 | 1-856-010-512

17-22-103-054-1004 | 20210501650273 | 1-651-455-248

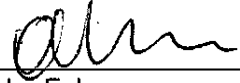
* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 25th day of May, 2021.



Aleksandr Fuks



Alexandra Fuks

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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 Aleksandr Fuks and Alexandra Fuks, 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 this said instrument as their 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 25th day of May, 2021.

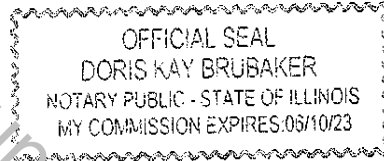
Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Sarah Hoehn
Daniel Mazar
1334 S Wabash Ave Unit D
Chicago IL 60605
After Recording Return To:

Sarah Hoehn
Daniel Mazar
1334 S Wabash Ave Unit D
Chicago IL 60605



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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A****UNOFFICIAL COPY**ISSUED BY
STEWART TITLE GUARANTY COMPANY**Exhibit A - Legal Description**

Parcel 1: Unit Number 1334D in Film Works II Condominium as delineated on a Survey of the following described Parcel of Real Estate: The East 52.00 feet of Lot 2 (except the North 16.89 feet thereof); together with the East 52 feet of Lots 3 and 4, all in Block 10 in Assessor's Division of part of the Northwest Fractional 1/4 of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, also the East 52 feet of Lot 36 in Harrington's Addition to Block 17 in Assessor's Division in Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as an exhibit to the Declaration of Condominium Recorded January 5, 1998 as Document 98006589 together with its undivided percentage interest in the common elements.

Parcel 2: Easement for the benefit of Parcel 1 for Ingress and Egress as created by Declaration of Easements Recorded June 12, 1995, as Document 95380567.

Parcel 3: The exclusive right to the use of Parking Space 1 as limited common element as set forth in the Declaration of Condominium as survey attached thereto.

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