

UNOFFICIAL COPY

21ST01430PK

112

WARRANTY DEED Illinois

Doc#: 2118146187 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/30/2021 10:38 AM Pg: 1 of 2

Dec ID 20210601671920
ST/CO Stamp 1-050-260-752 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-949-463-824 City Tax: \$3,675.00

Above Space for Recorder's Use Only

THE GRANTORS, NOHRA SAMRAH and NABEEL ALDREES, Husband and Wife, of 1818 West Ellen Street, #1, Chicago, Illinois 60622, County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to CHRISTOPHER VELLUCCI, of 1818 West Ellen Street, #1, Chicago, Illinois 60622, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1818 WEST ELLEN STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 99291618, IN PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-06-217-040-1002

c/k/a: 1818 West Ellen Street, #1, Chicago, Illinois 60622

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

Subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

[SIGNATURE PAGES TO FOLLOW]

UNOFFICIAL COPY

Dated this 28 day of May, 2021

[Signature] (SEAL)
NOHRA SAMRAH

[Signature] (SEAL)
NABEEL ALDREES

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 NOHRA SAMRAH and NABEEL ALDREES, 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 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 28 day of May, 2021

[Signature]
NOTARY PUBLIC

My Commission Expires: _____, _____



This instrument was prepared by:
John Mantas, Esq.
SKOUBIS MANTAS LLC
1300 West Higgins Road
Suite 209
Park Ridge, Illinois 60068
Phone: (847) 696-0900

MAIL TO:

~~2822 Central Street~~ →
~~Evanston, Illinois 60201~~

SEND SUBSEQUENT TAX BILLS TO:

Christopher Vellucci

1818 West Ellen Street, Unit 1

Chicago, Illinois 60622