

UNOFFICIAL COPY

Doc#: 2123241189 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/20/2021 12:28 PM Pg: 1 of 3

Dec ID 20210801636779
ST/CO Stamp 0-613-988-112 ST Tax \$215.00 CO Tax \$107.50
City Stamp 0-097-360-656 City Tax: \$2,257.50

WARRANTY DEED ILLINOIS STATUTORY

Individual

ATA / SMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # 21785744-JL

(The Above Space for Recorder's Use Only)

THE GRANTORS Zbigniew Gainski and Elzbieta Gainska, husband and wife, of the Village of Arlington Heights, County of Cook and the State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Hadei Abdelfattah, a SINGLE person of the City of Chicago, County of Cook and the State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number: 13-17-117-038-1003

Property Address: 6300 W. Montrose, Unit 203, Chicago, IL 60614

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

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Dated this 13 day of August, 2021

UNOFFICIAL COPY

X Z Gainski
Zbigniew Gainski

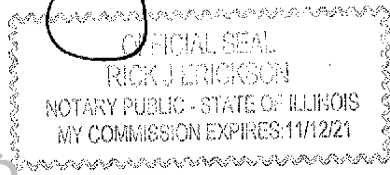
X E. Gainska
Elzbieta Gainska

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Zbigniew Gainski and Elzbieta Gainska, husband and wife 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 in the 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 notarial seal, this 13 day of Aug 2021.

Notary Public (with signature)



THIS INSTRUMENT PREPARED BY
Rick J. Erickson
Erickson Law Office, Ltd.
716 Lee Street
Des Plaines, IL 60016

MAIL TO:

Mr. Imran Khan
Law Offices of A. Imran Khan
1000 N. Milwaukee Avenue, Suite 203
Chicago, IL 60642

SEND SUBSEQUENT TAX BILLS TO:

Hadeil Abdelfattah
6300 W. Montrose, Unit 203
Chicago, IL 60614

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Permanent Index Number: 13-17-117-038-1003

Property Address: 6300 W. Montrose, Unit 203, Chicago, IL 60614

PARCEL 1: UNIT NUMBER 203 IN THE MONTROSE MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 13 TO 19, BOTH INCLUSIVE, IN BLOCK 7 IN OLIVER L. WATSON'S MONTROSE BOULEVARD ADDITION, BEING A SUBDIVISION OF THE SOUTH 40 ACRES OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88448873, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 8 AND STORAGE 8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 88448873.