

UNOFFICIAL COPY

Doc#: 2123812057 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/26/2021 10:00 AM Pg: 1 of 3

Dec ID 20210601686088
ST/CO Stamp 1-683-251-984 ST Tax \$142.00 CO Tax \$71.00
City Stamp 1-157-735-184 City Tax: \$1,491.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

Chicago Title

MAIL REAL ESTATE TAX BILL TO:

Iftakhar Aziz
6350 N. Hoyne, Unit 302
Chicago, IL 60659

210 VW 33152 PK

112

THE GRANTOR: Walter Ramirez, Single man, of **6350 N. Hoyne, Unit 302, Chicago, IL 60659**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Iftakhar Aziz**, _____, of _____, to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: **6350 N. Hoyne, Unit 302, Chicago, IL 60659**
PIN: **14-06-110-091-1017**

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

(Reserved for Recorders Use Only)

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CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 21GNW331152PK

For APN/Parcel ID(s): 14-06-110-091-1017

PARCEL 1:

UNIT 302 IN THE HOYNE GARDENS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTH 169.604 FEET THEREOF (AS MEASURED PERPENDICULARLY TO THE NORTH LINE THEREOF) OF THE EAST 20 RODS OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF DEVON AVENUE AND WEST OF THE WEST LINE OF HOYNE AVENUE (EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THE NORTH 125.00 FEET OF THAT PART THEREOF LYING WEST OF A LINE 198.30 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH HOYNE AVENUE AS DESCRIBED IN DOCUMENT 10810155), ALSO EXCEPT THE WEST 30 FEET (MEASURED ALONG THE SOUTH LINE OF WEST DEVON AVENUE) OF THE NORTH 125 FEET (MEASURED PERPENDICULAR TO THE SOUTH LINE OF WEST DEVON AVENUE);

WHICH SURVEY IS ATTACHED AS A EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0432227049 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-L 7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 0434934000.