

UNOFFICIAL COPY

JIMA 83193185K

WARRANTY DEED 1/1

Doc#: 2124503168 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/02/2021 08:05 AM Pg: 1 of 3

Dec ID 20210801656555
ST/CO Stamp 1-745-506-064 ST Tax \$285.00 CO Tax \$142.50
City Stamp 1-960-128-272 City Tax: \$2,992.50

THE GRANTOR, Nimah Mazaheri, a married man, of Boston, Massachusetts, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Maria Ellis, a widow, with a mailing address of 3117 Eagle Boulevard, Apt. D, Orlando, Florida 32807, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See attached Exhibit 'A' for legal description

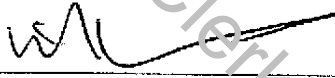
Subject only to the following, if any: covenants, conditions, and restrictions of record, if any; public and utility easements; acts done by or suffered through Buyer; condominium declaration and by laws, if any; and general taxes not yet due or payable at the time of Closing.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Numbers: 17-04-124-051-1454

Address of Real Estate: 1030 N. State Street, Unit 38J, Chicago, Illinois 60610

DATED this 27 day of August, 2021.

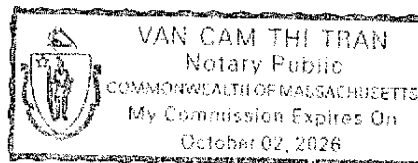
(SEAL)  (SEAL)
Nimah Mazaheri

State of Massachusetts, County of Suffolk, ss: I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Nimah Mazaheri, a married man, 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 he signed, sealed and delivered the said instrument as his 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 27 day of August, 2021.

My Commission Expires: 10/2/2026
VC 1 5 4
Notary Public

This instrument was prepared by Attorney Marilyn C. Kirby, Post Office Box 74, Glenview, Illinois 60026-1322.



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Mail this recorded instrument to:

Maria Ellis
1030 N. State Street
Unit 38J
Chicago, Illinois 60610

Send subsequent tax bills to:

Maria Ellis
1030 N State Street
Unit 38J
Chicago, Illinois 60610

Property of Cook County Clerk's Office

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EXHIBIT 'A' LEGAL DESCRIPTION

Parcel 1:

Unit 38J in Newberry Plaza Condominium as delineated on a survey of the following described real estate:

Lots 1 to 11 both inclusive and vacated alley adjacent thereto in Newberry Estate Trustees subdivision of lot 5 in Block 16 in Bushnell's Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, and Block 5 in Canal Trustees subdivision of the South Fractional ¼ of Section 3, Township 39 North, Range 14, 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 25773994 together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for Ingress and Egress for the benefit of Parcel 1 as set forth in the Declaration of Easements recorded as Document 25773375 in Cook County, Illinois

ADDRESS OF REAL ESTATE: 1030 N State Street, Unit 38J, Chicago, Illinois 60610

PERMANENT INDEX NUMBERS: 17-04-424-051-1454