

UNOFFICIAL COPY

PR21-73702

Doc#: 2125206160 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/09/2021 09:39 AM Pg: 1 of 3

Dec ID 20210801629342
ST/CO Stamp 0-828-504-848 ST Tax \$845.00 CO Tax \$422.50
City Stamp 1-373-477-648 City Tax: \$8,872.50

247

WARRANTY DEED

Mohsen Hajimohammadi and Azam Gharehmadani, husband and wife, 220 W. Scott St., Unit B, Chicago, IL 60610 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Matthew Beland**, 113 Meadows ct., Bourbonnais, IL 60914 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 17-04-219-142-0000

Address of Real Estate: 220 W. Scott St., Unit B, Chicago, IL 60610

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

ALTA COMMITMENT FOR TITLE INSURANCE

COMMITMENT NO.: PT21-73702

EXHIBIT A

The Land is described as follows:

Parcel 1:

The South 18.0 feet of the North 114.07 feet of Lot 3 in Old Town Square Subdivision, being a subdivision in the Northeast 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 for ingress and egress over and upon Lot 12 as shown on the plat of subdivision recorded as document number 97184829 and set forth in declaration recorded as document number 97215000.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

