

# UNOFFICIAL COPY

1 of 2  
PT 21-74713

Doc#: 2125820095 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/15/2021 08:49 AM Pg: 1 of 3

Dec ID 20210801642098  
ST/CO Stamp 1-087-429-392 ST Tax \$122.00 CO Tax \$61.00  
City Stamp 1-255-814-928 City Tax: \$1,281.00

## **WARRANTY DEED ILLINOIS STATUTORY**

THE GRANTOR, ANA SKELIN, an unmarried person, **CONVEYS and WARRANTS** to MUSTAFA ANWAR, a single man, individually, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### **SEE ATTACHED LEGAL DESCRIPTION**

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 14-05-214-035-1038

Address (es) of Real Estate: 6030 North Sheridan Road, Unit 413, Chicago, Illinois 60660

*Prepared by:* Kimberly Freeland, Attorney at Law, 806 N Peoria St, Chicago, IL 60642

#### **Mail To:**

KATIE COTTER BOWEN  
4544 WEST 103<sup>RD</sup> STREET  
SUITE 102  
OAK LAWN, ILLINOIS 60453

#### **Name and Address of Taxpayer:**

Mustafa Anwar  
6030 North Sheridan Road  
UNIT 413  
Chicago, Illinois 60660

## UNOFFICIAL COPY

This 13 day of August, 20 21

Ana Skelin

ANA SKELIN

STATE OF ILLINOIS

SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that ANA SKELIN, is personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of August, 20 21

Alexandra M. Argiris (Notary Public)



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## Exhibit A

Unit number 413 in the 6030 North Sheridan Condominium, as delineated and defined on a PLat of Survey of the following described tract of Land:

That part of the South 4.5 feet of Lot 2, all of Lots 3, 4, 5, 6 and 7, taken as a tract in Block 15 in Cochran's Second Addition to Edgewater in Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; said parcel of land being more particularly described as follows:

Commencing at intersection of the West line of lot 2 and the north line of the south 4.5 feet of West 2 of aforementioned Cochran's Addition; thence Southerly along the Westerly line of said lot 2, being also the Easterly line of a 15 foot public alley, a distance of 28.86 feet; thence Easterly perpendicular to said West line of lot 3 a distance of 70.11 feet to the point of beginning, point also being on the exterior surface of the 22 story section of the building at 6030 N. Sheridan Road; thence continuing East a distance of 34.55 feet along said exterior surface for the following 2 courses and distances; thence South along a line, perpendicular to the last described line a distance of 12.86 feet; thence East along a line perpendicular to the last described line, a distance of 30.75 feet to the back of a concrete curb as measured and located on March 25, 2002; thence continuing East, a distance of 2.15 feet along said curb line for the following 3 courses and distances; thence North perpendicular to the last described line, a distance of 6.92 feet to a point on a curve; thence Northeasterly along said curve, having a radius of 4.17 feet, for an arc length of 8.11 feet to a point of tangency; thence East along said curb, a distance of 7.32 feet to the West line of Sheridan Road; thence south along said west line; perpendicular to the last described line, a distance of 213.41 feet; thence west along a line perpendicular to the last described line, a distance of 14.29 feet to the exterior surface of the 1 story section of the building at 6030 N. Sheridan road; thence continuing west along said one story section, a distance of 38.37 feet; thence continuing West, a distance of 26.74 feet; thence North along a line perpendicular to the last described line, a distance of 19.64 feet to the South exterior surface of said 22 story section; thence continuing North, a distance of 14.71 feet along said exterior surface for the following 4 courses and distances; thence east along a line perpendicular to the last described line, a distance of 6.63 feet; thence North along a line, perpendicular to the last described line, a distance of 165.46 feet; thence West along a line perpendicular to the last described line, a distance of 6.52 feet; thence North along a line perpendicular to the last described line, a distance of 15.42 feet to said point of beginning, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0020719903; together with its undivided percentage interest in the common elements in Cook County, Illinois.