

UNOFFICIAL COPY

Doc# 2127125246 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2021 02:32 PM Pg: 1 of 3

Dec ID 20210901682268
ST/CO Stamp 1-939-869-840 ST Tax \$625.00 CO Tax \$312.50
City Stamp 1-810-763-920 City Tax: \$6,562.50

WARRANTY DEED
~~TENANCY BY THE ENTIRETY~~
Statutory (Illinois)
(Individual to Individual)

FIRST AMERICAN TITLE
FILE # 3110147 2/3

Above Space for Recorder's Use Only

THE GRANTOR(S) **Thomas C. Ellis and spouse, Julianne Ellis** of the village/city of **Chicago, County of Cook, State of IL**, for and in consideration of **Ten. and no/100 (\$10.00) DOLLARS**, and other good and valuable considerations in hand paid, **CONVEY(S) and WARRANT(S) to Zohaib Haider** 1151 North Hudson Avenue, Unit 105, Chicago, IL 60610

~~as joint tenants with rights of survivorship, as co-tenants in common, but as tenants by the entirety, the~~
following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises ~~as husband and wife, as co-tenants, not as tenants in common, but as~~
~~TENANTS BY THE ENTIRETY~~ forever.

SUBJECT TO: General taxes for 2021 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 17-04-305-058-4035

Address(es) of Real Estate: 1151 North Hudson Avenue, Unit 105, Chicago, IL 60610

Dated this 22nd day of September, 2021

(SEAL)

(SEAL)

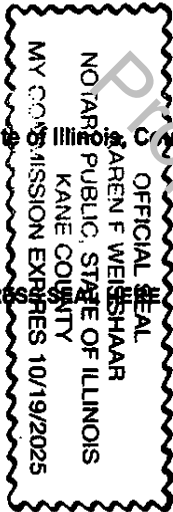
x Kelly Sachwitz

x Kelly Sachwitz

Thomas C. Ellis by Morreale Real Estate
Services, Inc. by Kelly Sachwitz, Attorney in
Fact

Julianne Ellis by Morreale Real Estate
Services, Inc. by Kelly Sachwitz, Attorney in
Fact

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✓ State of Illinois County of Kane ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Kelly Sachwitz, Attorney in Fact for Thomas C. Ellis and spouse, Julianne Ellis personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 official seal, this 22nd day of September, 2021

Commission expires 10-19, 2025 Karen F. Weishaar
NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Frank W. Jacoby, Suite 900
(Name)

Zohaid Haider
(Name)

111 W. Washington St
(Address)

1151 W. Hudson Avenue #105
(Address)

Chicago, Ill. 60602
(City, State and Zip)

Chicago, Ill. 60607
(City, State and Zip)

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 07-105 IN THE PARKSIDE OF OLD TOWN TOWNHOME LEASEHOLD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN PARKSIDE OF OLD TOWN BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF BLOCKS 2 AND 3, AND ALL OF BLOCKS 4 AND 5, AND PARTS OF VACATED ALLEYS LYING WITHIN BLOCK 2 AFORESAID, AND VACATED ALLEYS LYING WITHIN BLOCKS 3, 4 AND 5 AFORESAID, TOGETHER WITH THAT PART OF VACATED ELM STREET LYING SOUTH OF AND ADJOINING BLOCKS 2, 3 AND 5 AFORESAID, AND LYING NORTH OF AND ADJOINING BLOCKS 9, 7 AND 6, AND THAT PART OF VACATED NORTH HUDSON AVENUE LYING WEST OF AND ADJOINING BLOCK 2 AFORESAID, AND LYING EAST OF AND ADJOINING BLOCK 3 AFORESAID, AND LYING NORTH OF THE SOUTH LINE OF WEST ELM STREET, AND LYING SOUTH OF THE SOUTH LINE OF WEST DIVISION STREET AS WIDENED, ALL IN ROGERS' SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGEWICK STREET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR PARKSIDE OF OLD TOWN TOWNHOME LEASEHOLD CONDOMINIUM RECORDED AS DOCUMENT NO. 0727815135 (THE "DECLARATION"), AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

A LEASEHOLD ESTATE CREATED BY GROUND LEASE FOR A PORTION OF THE PARKSIDE PHASE 1 DEVELOPMENT BETWEEN CHICAGO HOUSING AUTHORITY, LANDLORD, AND PARKSIDE OLD TOWN I, LLC, TENANT RECORDED OCTOBER 13, 2006 AS DOCUMENT NUMBER 0628602043 FOR A TERM OF NINETY NINE YEARS COMMENCING ON SEPTEMBER 1, 2006; PARTIALLY ASSIGNED IN THE AMOUNT OF GRANTEE'S UNDIVIDED INTEREST HEREIN TO GRANTEE PURSUANT TO THE "UNIT LEASE ASSIGNMENT" AS DEFINED IN SECTION 6.3 OF THE GROUND LEASE OVER THE PROPERTY DESCRIBED ABOVE AS PARCEL 1.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS OVER THE COMMUNITY AREA FOR ACCESS, INGRESS, AND EGRESS TO AND FROM PARCELS 1 AND 2 OVER THE COMMUNITY AREA AS CREATED BY SECTION 2.04 OF THE COMMUNITY DECLARATION RECORDED OCT. 5, 2007 AS DOCUMENT NUMBER 0727815136.

SUBJECT TO THE FOLLOWING, IF ANY:

General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and easements so long as they do not interfere with the current use and enjoyment of the Real Estate.