

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2127807516 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/05/2021 02:55 PM Pg: 1 of 3

Dec ID 20210901687882  
ST/CO Stamp 0-217-149-584 ST Tax \$236.00 CO Tax \$118.00

2130185 1 of 2  
AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

THE GRANTORS, Aman Saakian / MARRIED TO Viktoria Sahakyan, of 8630 Waukegan Rd, Unit 513, Morton Grove, IL 60053, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Rehana Patel and Qayyum Ali, husband and wife, as Tenants by the Entirety, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### PARCEL 1:

UNIT NUMBER 513, IN CONDOMINIUM OF MORTON GROVE ESTATES BUILDING NUMBER 'B-1", AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

A PARCEL OF LAND LYING WITHIN A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER LR2743363, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID TRACT OF LAND, SAID NORTHEAST CORNER BEING ON THE MOST EASTERLY LINE OF SAID TRACT OF LAND ON THE EAST LINE OF LOT 192 IN THE FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND 523.29 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 206 IN THE AFORESAID SUBDIVISION; THENCE SOUTH, ALONG THE MOST EASTERLY LINE OF SAID TRACT OF LAND 302.18 FEET; THENCE WEST, ALONG A LINE DRAWN PERPENDICULAR TO SAID EASTERLY LINE 135.6 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING WEST, ALONG SAID PERPENDICULAR LINE, 171.5 FEET; THENCE NORTH, ALONG A LINE PARALLEL WITH THE MOST EASTERLY LINE OF AFORESAID TRACT OF LAND, 64 FEET; THENCE EAST, 171.5 FEET; THENCE SOUTH, 64 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 8, 1974 AND KNOWN AS TRUST NUMBER 32743, AND FILED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 21, 1975 AS DOCUMENT NUMBER LR2808637; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 1, 1974 AND FILED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 3, 1975 AS DOCUMENT NUMBER LR2789908 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 8, 1974 AND KNOWN AS TRUST NUMBER 32743, TO WILLIAM J. MORRISSEY AND MARY J. MORRISSEY, HIS WIFE, DATED MAY 26, 1975 AND FILED JULY 14, 1975 AS DOCUMENT LR2818455, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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SUBJECT TO: covenants, conditions and restrictions of record building lines and easements, private, public and utility easements and roads and highways, and general future real estate taxes not due and payable at time of closing.

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 the above granted premises unto the grantee, her heirs, and assigns forever.

Address: 8630 Waukegan Rd., Unit 513, Morton Grove, IL 60053

10-19-109-045-1033

Dated this 27<sup>th</sup> day of September 2021.


  
\_\_\_\_\_  
Arman Saakian

  
\_\_\_\_\_  
Viktoria Sahakyan

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 08853 AMOUNT \$ 7000 DATE 9/29/21

ADDRESS 8630 Waukegan #513  
(VOID IF DIFFERENT FROM DEED)

BY 

# UNOFFICIAL COPY

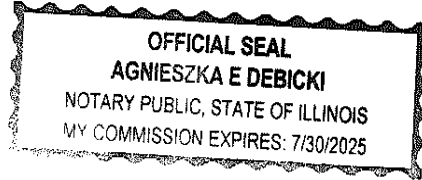
STATE OF ILLINOIS        )  
  )   SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, CERTIFY THAT **Arman Saakian and Viktoria Sahakyan**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the same instrument as 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 27th day of September, 2021.

*Agnieszka E Debicki* (Notary Public)

Prepared by: Debicki Law Group LTD.  
832 E. Rand Road, Suite 15  
Mount Prospect, IL 60056



After Recording Mail to: *Matthew Quilla*  
*900 North Shore Dr #166*  
*Lake Bluff, IL 60044*

Name and Address of Taxpayer: *Rehana & Nayyum*  
*Patel                    Ali*  
*8630 Waukegan Rd # 513*  
*Morton Grove, IL 60053*