

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

PT 21-75179 10f2

Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

Doc# 2128707470 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/14/2021 09:40 AM Pg: 1 of 3

Dec ID 20211001692988
ST/CO Stamp 0-389-247-120 ST Tax \$545.00 CO Tax \$272.50
City Stamp 2-039-869-584 City Tax: \$5,722.50

THE GRANTORS, Matthew J. Babazadeh and Ashley Sumiec, a married couple, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRANTEE Michael Skreko,

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number: 17-09-307-012-1069

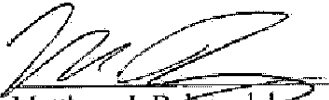
Property Address: 740 W. Fulton Street #913, Chicago, IL 60661

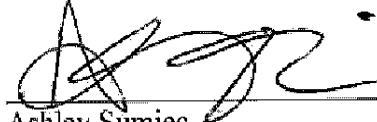
SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 22 day of September, 2021.


Matthew J. Babazadeh


Ashley Sumiec

STATE OF IL)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew J. Babazadeh and Ashley Sumiec, 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 this instrument as a 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 notarial seal, this 22nd day of Sept., 2021.




Notary Public

MAIL RECORDED DEED TO:

SEND SUBSEQUENT TAX BILLS TO:
Michael Skreko
740 W. Fulton Street #913
Chicago, IL 60661



THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 203 N. LaSalle St. #2100, Chicago, IL 60601

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EXHIBIT A

Parcel 1:

Unit 913 together with its undivided percentage interest in the common elements in the 740 Fulton Condominium as delineated and defined in the Declaration recorded as Document No. 0707215073, as amended in the Southeast 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space No. 913 (3033) and Storage Space S-2-25, limited common elements, as set for and defined in said Declaration of Condominium and survey attached thereto, in Cook County, Illinois.

Property of Cook County Clerk's Office