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Saturn Title LLC
2130645

WJ
Saturn Title LLC
1030 W. Higgins Rd.
Suite 365
Park Ridge, IL 60068

Doc# 2129940498 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/26/2021 02:29 PM Pg: 1 of 3

Dec ID 20211001614067
ST/CO Stamp 1-302-062-224 ST Tax \$130.00 CO Tax \$65.00
City Stamp 1-664-410-768 City Tax: \$1,365.00

WARRANTY DEED Statutory (Illinois)

THE GRANTOR, Rebecca Eaglin f/k/a Rebecca Francis, married to James Eaglin, of 5N333 Neva Terrace, Itasca, Illinois 60143, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Yasemin Canver and Nigel Cagla Canver, ~~husband~~ ^{and daughter} ~~mother~~ ^{and wife}, residing at 4015 N. Troy St., Chicago, IL 60616, AS TENANTS BY THE ENTIRETY, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See attached Exhibit A

Joint Tenants #

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

THIS IS NOT HOMESTEAD PROPERTY AS TO JAMES EAGLIN

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Permanent Index Number: 13-14-104-067-1010

Property Address: 4741 N. Hamlin Ave., Unit 1, Chicago, Illinois 60625

Dated: October 22, 2021

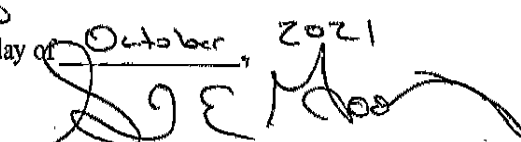

Rebecca Eaglin f/k/a Rebecca Francis

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Rebecca Eaglin, f/k/a Rebecca Francis is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument, as her 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 October, 2021



Notary Public

My commission expires: 3/13/2025

THIS DOCUMENT PREPARED BY:
The Law Office of Stanley E. Goolish, P.C.
410 Blackhawk Drive
Schaumburg, IL 60193



MAIL TAX BILL TO:
Yasemin Canver and Nigel Cagla Canver
4741 N. Hamlin, #1
Chicago, Illinois 60625

MAIL RECORDED DEED TO:
Ahmed Motiwala
4438 Oakton Street
Skokie, Illinois 60076

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description:

PARCEL ONE:

**UNIT 4741-1 IN THE HAMLIN-GIDDINGS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 16, 17, 18, AND 19 IN BLOCK 1 IN ROBERT S. DISNEY'S IRVING PARK SUB-BLOCK OF THE WEST 25 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 12 RODS OF THE SOUTH 40 RODS THEREOF) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021324950 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-19, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0021324950.

PARCEL THREE:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0021324950.

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