

UNOFFICIAL COPY

Doc# 2131341229 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2021 11:48 AM Pg: 1 of 3

Dec ID 20211001620867
ST/CO Stamp 1-371-720-848 ST Tax \$390.00 CO Tax \$195.00
City Stamp 0-946-058-384 City Tax: \$4,095.00

WARRANTY DEED ILLINOIS STATUTORY

1409584 11/2 KJM

THE GRANTOR, Margaret Nielsen, a single woman, and Mary Nielsen, n/k/a Mary Stanford, a married woman, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to Cyrus C. Manjooran, an unmarried man and Lyntoria Newton, an unmarried woman as joint tenants with the right of survivorship, of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

This is not homestead property for seller

SUBJECT TO: covenants, conditions and restrictions of record, public and utility

easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-08-304-053-1003

Address of Real Estate: 1464 W Carmen Ave Unit 3
Chicago, IL 60640

Dated this 20th day of October 2021.

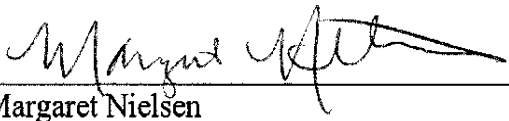
REAL ESTATE TRANSFER TAX		01-Nov-2021
CHICAGO:		2,925.00
CTA:		1,170.00
TOTAL:		4,095.00 *

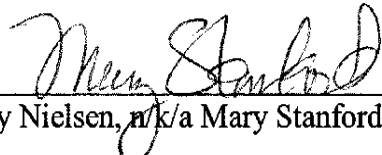


14-08-304-053-1003 | 20211001620867 | 0-946-058-384



* Total does not include any applicable penalty or interest due.

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Margaret Nielsen

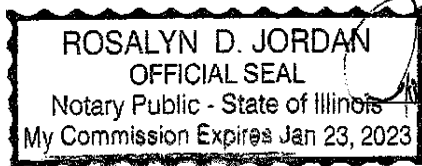

Mary Nielsen, n/k/a Mary Stanford


STATE OF ILLINOIS)
) SS.
COUNTY OF COCK)

REAL ESTATE TRANSFER TAX		08-Nov-2021	
		COUNTY:	195.00
		ILLINOIS:	390.00
		TOTAL:	585.00
14-08-304-053-1003		20211001620867 1-371-720-848	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Margaret Nielsen and Mary Nielsen, n/k/a Mary Stanford, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before us this day in person and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th day of October 2021.




Notary Public

My commission expires on January 23, 2023.

Prepared By:
Steven R. Felton, Esq.
134 N LaSalle St., Suite 1720
Chicago, Illinois 60602

Mail To: Cyrus Manjooran & Lyntoria Newton

Name & Address of Taxpayer:

Cyrus Manjooran
1464 W Carmen Unit 3
Chicago, IL 60640

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Exhibit A - Legal Description

Parcel 1:

Unit 3 in 1464 West Carmen Condominium as delineated on a survey of the following described real estate:

The East 30.50 feet of Lot 20 in Krueder and McNulty's Subdivision of Block 6 in Chytraus' Addition to Argyle and of Lot 44 in Brown's Second Addition to Argyle in the Southwest 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 011211231 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The (exclusive) right to the use of Parking Space P-3, a limited common elements as delineated on the survey attached to the Declaration aforesaid.

Property of Cook County Clerk's Office