

UNOFFICIAL COPY



Warranty Deed

ILLINOIS

Doc# 2132640055 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/22/2021 03:01 PM PG: 1 OF 3

Above Space for Recorder's Use Only

THE GRANTOR, Angeliki Christoforidou, a widow and not since remarried, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 600 N. Fairbanks Court, Unit 2308 and P-8-13, Chicago, IL 60611

Mohammed Murad and Claudia Caravetta, married to each other *, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

* AS JOINT TENANTS

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 17-10-206-035-1086;
17-10-206-035-1210

Address of Real Estate: 600 N. Fairbanks Court, Unit 2308 and P-8-13, Chicago, IL 60611

The date of this deed of conveyance is 1st day of November, 2021.

Angeliki Christoforidou
Angeliki Christoforidou

State of Ohio, County of Wood ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Angeliki Christoforidou 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 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.

(Impress Seal Here)
(My Commission Expires 11/16/2025)

Given under my hand and official seal. Dated: 11/11/2021

Christina L May
Notary Public

S Y
P 3
S Y-1
SC
NIT RV

Chicago Title 2166C596009LP 1/2 MW



CHRISTINA L MAY Page 1
Notary Public
State of Ohio
My Comm. Expires
November 16, 2025

LEGAL DESCRIPTION

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For the premises commonly known as: 600 N. Fairbanks Court, Unit 2306 and P8-13, Chicago, IL 60611.

See attached.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 04-Nov-2021

COUNTY:	225.00
ILLINOIS:	450.00
TOTAL:	675.00

17-10-206-035-1086 | 20211101629594 | 0-462-130-320

REAL ESTATE TRANSFER TAX 08-Nov-2021

CHICAGO:	3,375.00
CTA:	1,350.00
TOTAL:	4,725.00 *

17-10-206-035-1086 | 20211101629594 | 2-065-878-160

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

This instrument was prepared by:
 Ivan Puljic
 Law Offices of Ivan Puljic, Ltd.
 10 S. LaSalle St. Suite 2920
 Chicago, IL, 60603

Send subsequent tax bills to:

167 Lakewood Pl
 Highland Park IL 60035

Recorder-mail recorded document to:

167 Lakewood Pl
 Highland Park IL
 60035

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LEGAL DESCRIPTION

Order No.: 21GSC596009LP

For APN/Parcel ID(s): 17-10-206-035-1086 and 17-10-206-035-1210

UNIT 2308 AND P8-13 IN 600 NORTH FAIRBANKS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING LEGAL DESCRIPTION:

PARCEL 1:

LOTS 24, 25 AND 26 IN SUB-BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 19 TO 23 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +97.60 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0730615045, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office