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Doc# 2133622004 Fee \$88.00

QHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/02/2021 09:37 AM PG: 1 OF 3

FIRST AMERICAN TITLE

FILE # AF107190 213

[The Above Space For Recorder's Use Only]

WARRANTY DEED

Irfan Sandozi, a married man of the City of Chicago, County of Cook, State of Illinois, for an in consideration of Ten (\$10.00) Dollar; and other good and valuable consideration in hand paid, convey and warrants to VASILE TIPLEA unmarried man all interest in the following described Real Estate situated in the County of Will in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Covenants, Conditions and Restrictions of Record, (e) Zoning laws and Ordinances; (f) Easements for public utilities; (g) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Property Address: 6933 N Kedzie Ave Unit 515 Chicago, IL 60645

PIN: 10-36-119-003-1074

THIS IS NOT HOMESTEAD PROPERTY

Dated this 22nd day of July 2021

Irfan Sandozi

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State of IL
County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, Irfan Sandozi 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 said 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 22nd day of July 2021

Kelly Paulson
Notary Public

Commission expires April 5 2022



This instrument was prepared by Law Office of Helen Barcham Inc, 2400 Ravine Way Ste 200 Glenview, IL 60025.

MAIL TO:

Heidi Coleman
7301 N Lincoln Ave
Ste 140
Lincolnwood IL 60712

Grantor's Address
Send Subsequent Tax Bills to:

Vasile Triplea
6933 N Kedzie Ave # 515
Chicago IL 60645

REAL ESTATE TRANSFER TAX 01-Dec-2021

	CHICAGO:	922.50
	CTA:	369.00
	TOTAL:	1,291.50 *

10-36-119-003-1074 | 20211101656352 | 0-699-638-416
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 01-Dec-2021

		COUNTY:	61.50
		ILLINOIS:	123.00
		TOTAL:	184.50

10-36-119-003-1074 | 20211101656352 | 1-926-783-632

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LEGAL DESCRIPTION

Legal Description: UNIT 515 AS SHOWN AND IDENTIFIED ON THE SURVEY OF BLOCK 3 OF COLLEGE GREEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON-GARDENS, INC., RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 19507767, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED .3241 PERCENTAGE INTEREST IN THE SAID BLOCK 3, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

Permanent Index #'s: 10-36-119-003-1074 (Vol. 503) and ~~10-36-119-003-1074~~

Property Address: ~~533~~ North Kedzie Avenue, 515, Chicago, Illinois 60645

Property of Cook County Clerk's Office