

210256305081

# UNOFFICIAL COPY

**PREPARED BY:**

Joseph A. LaZara  
7246 W. Touhy  
Chicago, IL 60631

Doc#. 2203233329 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/01/2022 03:16 PM Pg: 1 of 2

Dec ID 20220101694725  
ST/CO Stamp 1-287-814-800 ST Tax \$176.00 CO Tax \$88.00

**MAIL TAX BILL TO:**

John Stefanis  
7859 N. Caldwell Avenue, Unit 109  
Niles, IL 60714

**MAIL RECORDED DEED TO:**

Joanna Klimek  
6444 N. Milwaukee Avenue  
Chicago, IL 60631

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Almas Z. Kizvi, a married woman, of the City of Niles, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to John Stefanis, <sup>2021</sup> ~~Revolable Declaration~~ Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit: *OF TRUST DATED August 6<sup>th</sup>, 2021*

UNIT NO. 109 IN WOODLEY PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL THAT PART OF THE NORTH 651.42 FEET OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF THE EASTERLY LINE OF CALDWELL ROAD AND SOUTHEASTERLY OF THE LOW WATER LINE ALONG THE SOUTHEASTERLY BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER AND LYING WEST OF A LINE DRAWN SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 30, FROM A POINT IN THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 30, WHICH IS 1089.40 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 30, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT- THENCE WEST ON A LINE PARALLEL TO AND 651.42 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 200 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF CALDWELL AVENUE; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF CALDWELL AVENUE, A DISTANCE OF 300 FEET; THENCE NORTHEASTERLY A DISTANCE OF 67.13 FEET TO THE INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 356.72 FEET SOUTH (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE EAST ALONG A LINE PARALLEL TO AND 356.72 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 312.97 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 294.70 FEET TO THE PLACE OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NUMBER 94426719 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD, ALL IN COOK & COUNTY, ILLINOIS.

Permanent Index Number(s): 10-30-201-031-1009  
Property Address: 7859 N. Caldwell Avenue, Unit 109, Niles, IL 60714

Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR.

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

# UNOFFICIAL COPY

Dated this 21 day of JANUARY, 2022

Almas Z Rizvi  
Almas Z. Rizvi

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 Almas Z. Rizvi, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/hers/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 notarial seal, this 21 day of JANUARY, 2021

Joseph Lazara  
Notary Public

My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph \_\_\_\_\_

