

# UNOFFICIAL COPY

1 of 2

PT 22 80214

Doc#: 2207306189 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/14/2022 10:15 AM Pg: 1 of 3

Dec ID 20220301638028  
ST/CO Stamp 0-057-648-528 ST Tax \$470.00 CO Tax \$235.00  
City Stamp 1-242-277-264 City Tax: \$4,935.00

## WARRANTY DEED ILLINOIS

This instrument was prepared by:  
Mark J. Grotto, Esq.  
Grotto Law Offices, LLC  
655 W Irving Park Rd #811  
Chicago, Illinois 60613

THE GRANTOR **ELWOOD E. SPENCER**, a single person and not a party to a civil union, of 701 Autumn Dr, Roselle, IL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, does hereby CONVEY and WARRANT unto THE GRANTEE **SANCHE AVIRMED**, a single person and not a party to a civil union, of 1270 N Wheeling Rd, Mount Prospect, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

**See Legal Description attached as Exhibit A, which Exhibit is hereby incorporated herein by reference as though fully set forth herein.**

Permanent Real Estate Index Number(s): 17-04-113-100-1064  
Address of Real Estate: 706 W Evergreen Ave, Chicago, IL 60610

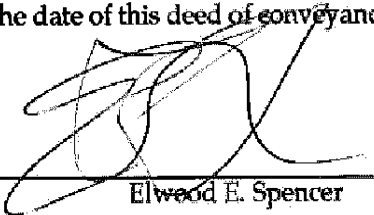
SUBJECT TO the following, if any: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; 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.

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Proper Title, L.L.C.  
1530 E. Dundee Road  
Suite #250  
Palatine, IL 60074

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The date of this deed of conveyance is Dated this 7 day of March, 2022.

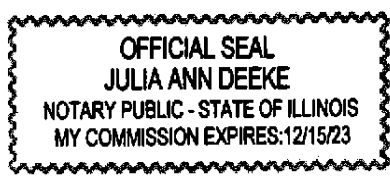
  
\_\_\_\_\_  
Elwood E. Spencer


State of Illinois )  
County of DeKalb ) SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Elwood E. Spencer, 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 they signed, sealed, and delivered 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.

Subscribed and sworn to before me

this 7 day of March, 2022.



  
\_\_\_\_\_  
Notary Public

Proper Title, LLC  
Commitment No.: PT22-80214

Send subsequent tax bills to:  
Mr. Sanchir Avirmed  
706 W Evergreen Ave  
Chicago, IL 60610

Mail recorded document to:  
Mr. Sanchir Avirmed  
706 W Evergreen Ave  
Chicago, IL 60610

PROPER TITLE, LLC  
Cook County Clerk's Office

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## Exhibit A

Unit 706 in North Town Village Condominium, as delineated on a survey of a portion of the following described tract of land:

Lots 2, 4 through 25, 27 through 30, and 33 through 38 in North Town Village, being a subdivision of part of various lots, blocks, streets and alleys in Butterfield's addition to Chicago in the West half of the Northwest quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "C" to the declaration of condominium ownership for North Town Village Condominium recorded as document no. 0010906035, and as amended from time to time, together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office