

UNOFFICIAL COPY

BTH# 2210021-0112 (273)
WARRANTY DEED



Doc# 2210533021 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/15/2022 10:15 AM PG: 1 OF 3

Statutory (Illinois)
(Corporation to Individual)

After Recording Return To:

Burnet Title - Post Closing
1301 W 22nd Street Suite 510
Oak Brook, IL 60523

Above Space for Recorder's Use Only

THE GRANTOR(S) Cartus Financial Corporation, a corporation created and existing under and by virtue of laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to:

ARWIN MASSIRI, A SINGLE PERSON

Not as joint tenants with rights of survivorship, nor as tenants in common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Will in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants, nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: General taxes for 2021 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 17-09-122-010-1063 & 17-09-122-010-1221

Address(es) of Real Estate: 510 West Erie Street, Unit 1303, Chicago, Illinois 60654

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to there presents by its Assistant Vice President Authorized Agent, and attested by its Assistant Vice President, Authorized Agent, this 20 day of September, 2021.

(IMPRESS CORPORATE SEAL HERE)

CARTUS FINANCIAL CORPORATION

By: *Katrina Kennedy*

Attest: *[Signature]*

S Y
P 0
S Y-1
SC
INT R

REAL ESTATE TRANSFER TAX	06-Apr-2022
CHICAGO:	2,400.00
CTA:	960.00
TOTAL:	3,360.00 *

REAL ESTATE TRANSFER TAX	14-Apr-2022
COUNTY:	160.00
ILLINOIS:	320.00
TOTAL:	480.00

17-09-122-010-1063 | 20220101600070 | 0-122-037-136

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

17-09-122-010-1063

| 20220101600070 | 0-125-569-936

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Warranty Deed
CORPORATE TO INDIVIDUAL

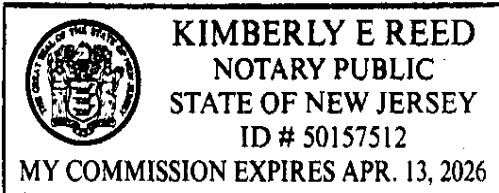
TO

Property of Cook County Office

State of New Jersey County of Burlington ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Katrina Baradji personally know to me to be the Assistant Vice President Authorized Agent of Cartus Financial Corporation and Ted Obendorfer personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

IMPRESS NOTARY SEAL HERE

Given under my hand and official seal, this 20 day of September, 2021



Commission expires 4/13/2026

Kimberly E Reed NOTARY PUBLIC

This instrument was prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634 (773)283-8960

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO: Brentee Address:

Tom Hawbecker
(Name)

Arwin Nassiri
(Name)

26 Blaine
(Address)

510 West Erie St #1303
(Address)

Uinsdale, IL 60501
(City, State and Zip)

Chicago, IL 60654
(City, State and Zip)

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Burnet File Number: 2210021-01121

EXHIBIT A

LEGAL DESCRIPTION

UNIT 1303 AND PARKING UNIT 2-38 IN ERIE ON THE PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

A PORTION OF LOTS 6,7,8,9,10,11,12,20,21,22,23,24,25,26 TOGETHER WITH PART OF THE VACATED 18 FOOT ALLEY ADJOINING SAID LOTS IN BLOCK 12 (TAKEN AS A TRACT) IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

NOTE: THE NORTH LINE OF SAID TRACT IS "DUE EAST-WEST" FOR THE FOLLOWING COURSES: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 8, SAID POINT BEING 41.38 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 34 DEGREES 27 MINUTES 07 SECONDS EAST, 73.29 FEET TO A POINT IN THE EAST LINE OF SAID LOT 7, SAID POINT BEING 60.44 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 0 DEGREES 04 MINUTES EAST ALONG SAID EAST LINE OF LOT 7, 3.41 FEET TO A POINT THAT IS 36 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 33 DEGREES 44 MINUTES EAST, 43.29 FEET TO THE SOUTHEAST CORNER OF LOT 6; THENCE SOUTH 40 DEGREES 29 MINUTES 40 SECONDS EAST, 23.67 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 24, SAID POINT BEING 56.67 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 26; THENCE SOUTH 34 DEGREES 27 MINUTES 07 SECONDS EAST 100.34 FEET TO A POINT IN THE EAST LINE OF SAID LOT 26, SAID POINT BEING 82.74 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 0 DEGREES 04 MINUTES EAST ON THE EAST LINE OF SAID LOT 17.11 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE DUE WEST ON THE SOUTH LINE OF SAID TRACT, 89.35 FEET TO A POINT THAT IS 54.65 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 34 DEGREES 23 MINUTES WEST 263.79 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 12, SAID POINT BEING 1.94 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE DUE EAST ON THE NORTH LINE OF SAID TRACT, 100.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO ALL THAT PART OF BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT A POINT ON THE NORTH LINE OF LOT 12, WHICH IS 1.94 FEET EAST OF THE NORTHWEST CORNER THEREOF AND RUNNING THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT IN THE SOUTH LINE OF LOT 23, WHICH IS 54.65 FEET EAST OF THE SOUTHWEST CORNER OF LOT 21, AND EAST OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF LOT 18 WHICH IS 6.80 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 02 MINUTES MEASURED FROM EAST TO NORTH, TO ITS INTERSECTION WITH THE FIRST ABOVE DESCRIBED LINE, TAKEN AS A TRACT (EXCEPT THEREFROM THAT PART LYING SOUTH OF A LINE DRAWN AT AN ANGLE OF 89 DEGREES 38 MINUTES 20 SECONDS (MEASURED FROM NORTH TO EAST) WITH THE WEST LINE OF SAID TRACT, THROUGH A POINT THEREIN 143.20 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 12, 2002 AS DOCUMENT NUMBER 0020765722, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN 17-09-122-010-1063 and 17-09-122-010-1221