

# UNOFFICIAL COPY

## WARRANTY DEED (H84844)

THE GRANTORS,  
COMERON GHOBADI and EMILY  
GHOBADI, aka Emily Hayman,  
Husband and Wife, of 408  
Springwood Lane, Louisville,  
Kentucky 40207, for and in  
consideration of the sum of Ten  
and 00/100 Dollars (\$10.00), and  
other good and valuable  
consideration paid, receipt  
whereof is hereby acknowledged,  
hereby CONVEYS and WARRANTS

Doc#: 2210818029 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/18/2022 07:42 AM Pg: 1 of 5

Dec ID 20220401679214  
ST/CO Stamp 2-105-887-632 ST Tax \$412.50 CO Tax \$206.25  
City Stamp 0-354-044-816 City Tax: \$4,331.25

Above Space for Recorder's Use Only

to THE GRANTEE, Nathan Skole and Amanda Marsh, ~~Husband and Wife~~, of  
~~unmarried man~~ ~~unmarried woman~~ not as tenants in common, nor as joint tenants with right of  
survivorship, but as tenants by the entirety, the following described real estate situated in the County of Cook  
in the State of Illinois, to wit: ~~of 910 W Lake St Chicago Illinois~~

### PARCEL 1:

UNIT NUMBER 2, P-1 AND P-2 IN THE 1235 SOUTH WABASH CONDOMINIUMS AS DELINEATED ON THE PLAT  
OF SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE

LOT 5 IN THE COUNTY CLERK'S DIVISION OF LOTS 1 TO 12 IN BLOCK 5 IN THE ASSESSOR'S DIVISION OF THE  
NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ALSO DESCRIBED AS:

THE SOUTH 20 1/2 FEET OF LOT 5 AND THE NORTH 4 1/2 FEET OF LOT 6 IN SEAMAN'S SUBDIVISION OF BLOCK  
5 AFORESAID, ALL IN COOK COUNTY, ILLINOIS, AS SHOWN ON THE PLAT OF SURVEY, WHICH PLAT OF SURVEY  
IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF ESTABLISHING A PLAN OF OWNERSHIP FOR 1235  
SOUTH WABASH CONDOMINIUMS RECORDED AS DOCUMENT 0010762785, THE FIRST AMENDMENT TO SAID  
DECLARATION RECORDED FEBRUARY 14, 2002 AS DOCUMENT 0020184878, AND THE SECOND AMENDMENT  
TO SAID DECLARATION RECORDED APRIL 8, 2002 AS DOCUMENT 0020395146 AND RE-RECORDED APRIL 25,  
2002 AS DOCUMENT 0020474412, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

LOTS 6 AND 7 IN COUNTY CLERK'S DIVISION OF LOTS 1 TO 12 IN BLOCK 5 IN ASSESSOR'S DIVISION OF THE  
NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS

### PARCEL 3:

A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY SECOND  
AMENDMENT TO THE DECLARATION ESTABLISHING A PLAN OF OWNERSHIP FOR THE 1235 SOUTH WABASH

5

# UNOFFICIAL COPY

CONDOMINIUMS DATED APRIL 4, 2002 AND RECORDED APRIL 8, 2002 AS DOCUMENT 0020395146, OVER, UNDER, IN AND UPON THE FOLLOWING DESCRIBED PROPERTY: UNIT NUMBERS 1, 2, 3 & 4 IN THE 1235 SOUTH WABASH CONDOMINIUMS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOT 5 IN THE COUNTY CLERK'S DIVISION OF LOTS 1 TO 12 IN BLOCK 5 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO DESCRIBED AS:

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(AFFECTS PARCEL 2)

Permanent Real Estate Index Number: 17-22-101-039-1002; &  
17-22-101-039-1005; &  
17-22-101-039-1006

Address of Real Estate: 1235 South Wabash Avenue, Unit 2, P-1 And P-2, Chicago, Illinois 60605

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the grantor, has hereunto set his hand and seal this 6 day of April, 2022.

*Comer Ghobadi*

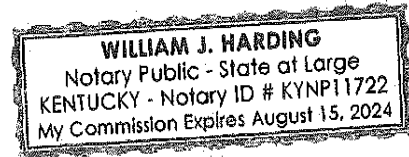
(SEAL)

COMERON GHOBADI

STATE OF KY, COUNTY OF JEFFERSON SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that COMERON GHOBADI, 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 acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6<sup>th</sup> day of April, 2022.

Commission expires Aug 15, 2024.



*William J. Harding*

NOTARY PUBLIC

(SEAL)

Property of Cook County Clerk's Office

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

# UNOFFICIAL COPY

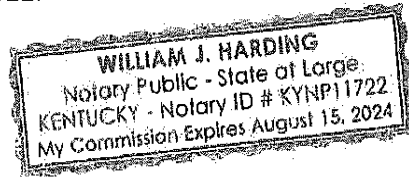
IN WITNESS WHEREOF, the grantor, has hereunto set her hand and seal this 6 day of April, 2022.

Emily Ghobadi (SEAL)  
EMILY GHOBADI

STATE OF KY, COUNTY OF JEFFERSON. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EMILY GHOBADI, 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 acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6<sup>th</sup> day of April, 2022.

Commission expires Aug 15, 2024.



William J. Harding (SEAL)  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Izabela Czajkowska, Esq.  
Otte & Czajkowska LLC  
6035 North Northwest Highway  
Suite 201  
Chicago, Illinois 60631

MAIL TO:

Julie Cwik, Esq.  
Morreale Brady Malone & Cwik P.C.  
449 Taft Avenue  
Glen Ellyn, IL 60137

MAIL SUBSEQUENT TAX BILLS TO:

Nathan Skole & Amanda Marsh  
1235 South Wabash Avenue  
Unit 2  
Chicago, Illinois 60605

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

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P.I.N. 17-22-101-039-1002  
17-22-101-039-1005  
17-22-101-039-1006

C/K/A 1235 S WABASH AVENUE, UNIT 2, P-1 AND P-2, CHICAGO, IL 60605