

# UNOFFICIAL COPY

Doc#: 2212239241 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/02/2022 01:15 PM Pg: 1 of 3

Dec ID 20220401699755  
ST/CO Stamp 2-037-471-120 ST Tax \$230.00 CO Tax \$115.00  
City Stamp 1-271-486-352 City Tax: \$2,415.00

**TRUSTEE**  
**WARRANT DEED**

Denise Leduc-Froemming, not personally but as Trustee of the Denise Leduc-Froemming Trust under trust agreement dated the 24th day of November, 2020, 1445 N. State Pkwy., Unit 1203, Chicago, IL 60610 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Arman Moseni and Aryamehr Moseni, ~~husband and wife~~, 1445 N. State Pkwy., Unit 1203, Chicago, IL 60610 ("Grantee"), as tenants ~~by the entirety~~, <sup>IN COMMON</sup> the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**\* MARRIED TO SHARON MOHSENI, NOT HOMESTEAD PROPERTY**

See attached legal description


**\*\* SINGLE**

Permanent Real Estate Index Number: 17-03-102-042-1075, 17-03-102-042-1204



Address of Real Estate: 1445 N. State Pkwy., Unit 1203 & P23, Chicago, IL 60610

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		02-May-2022
	CHICAGO:	1,725.00
	CTA:	690.00
	TOTAL:	2,415.00 *


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

REAL ESTATE TRANSFER TAX		02-May-2022
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00

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**UNOFFICIAL COPY**

 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Exhibit A</b>	

**EXHIBIT A**

The Land is described as follows

UNIT NUMBER 1203 AND P2-3 IN THE STATE PARKWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 5 FEET OF LOT 39 AND ALL OF LOTS 40 TO 44 IN BLOCK 3 IN CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, A SUBDIVISION OF THE NORTH 18.83 CHAINS OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92824241, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Tax ID # 17-03-102-042-1075, and, 17-03-102-042-1204

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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