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Doc# 2218801183 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2022 10:13 AM Pg: 1 of 3

Dec ID 20220601648269
ST/CO Stamp 0-798-295-120 ST Tax \$445.00 CO Tax \$222.50
City Stamp 1-471-939-664 City Tax: \$4,672.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Sabalan, LLC, a Delaware Series Limited
Liability Company, 55 East Erie, Unit 2406
Series
Sean Salehi, Manager
2550 N. Lakeview Ave., Unit S-301
Chicago, IL 60614

(The Above Space for Recorder's Use Only)

THE GRANTOR Sean Salehi, Manager for Sabalan, LLC, a Delaware Series Limited Liability Company, 55 East Erie, Unit 2406 Series for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Adam B Matthews, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

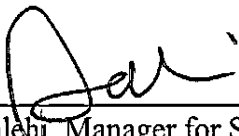
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-10-112-011-1132
Property Address: 55 E. Erie St., Unit 2406, Chicago, IL 60611

SUBJECT TO: General Real Estate Taxes for 2021 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record. 2021 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

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

Dated this 22 day of June, 2022.


Sean Salehi, Manager for Sabalan, LLC,
a Delaware Series Limited Liability Company,
55 East Erie, Unit 2406 Series

Saborn title 2022757 1 of 1

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sean Salehi, 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 it signed, sealed and delivered in the instrument as its 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 22 day of June, 2022.



Elizabeth Koen

Notary Public

THIS INSTRUMENT PREPARED BY
Daniel F. Hofstetter, Ltd.
161 N. Clark Street, Suite 1600
Chicago, IL 60601

MAIL TO:

~~Law Office of Miles Wideikis
13500 Circle Drive, Suite 203
Palos Heights, IL 60463~~

SAME



SEND SUBSEQUENT TAX BILLS TO:

Adam Bernard Matthews
55 E. Erie St., Unit 2406
Chicago, IL 60611

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EXHIBIT A

Legal:

UNIT 2406 IN THE 55 EAST ERIE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTHWEST 1/4 (EXCEPT THE SOUTH 40 FEET THEREOF) AND THE NORTHEAST 1/4 OF BLOCK 35 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH FRACTIONAL SECTION 10, 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 OCTOBER 24, 2003 AS DOCUMENT NUMBER 0329719204, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known address: 55 E. Erie St. Unit 2406, Chicago, IL 60611

PIN #: 17-10-112-011-1132

Property of Cook County Clerk's Office