

PREPARED BY:



THE LAW OFFICES OF T. NICHOLAS TYSZKA, LLC

Law Offices of T. Nicholas Tyszka, L.L.C. 401 N. Michigan Ave., Suite 1200 Chicago, Illinois 60611-4264 Telephone: (312) 488-1250

#### MAIL TAX BILL TO:

Chase Phillips & Michelle R. Phillips 505 N. McClurg Ct., Unit 4401 Chicago, Illunis 60611-5432

### MAIL RECORDED DEED TO:

John Mantas Mantas Law LLC 1300 Higgins Rd., Suite 310 Park Ridge, Illinois 60068 Doc#. 2219333085 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/12/2022 09:56 AM Pg: 1 of 2

Dec ID 20220701668593

ST/CO Stamp 2-137-588-816 ST Tax \$570.00 CO Tax \$285.00

City Stamp 0-132-809-808 City Tax: \$5,985.00

FOR RECORDER'S USE ONLY

# WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S),	Fadi Kara	, a <u>single &amp; unmarrie</u>	ed man_, and of Chicago, State of Illinois,
for and in consideration of Ten CONVEY(S) AND WARRANT		good and valuable consid	erations, in hand paid, husband and wife
of 514 N. Peshtigo Ct., U	Jnit 3802, Chicago, Illino	s 60611-5 <b>4</b> 56 ,	
☐ as an individual☐ as tenants in common☐ not as tenants in common t	out as joint tenants	Piene	
	•	as Tenants by the Entirety	
all right, title, and interest in the State of, to we parcel 1: Unit 4401 in parkview and described real estate: Part of Section 10, Township 39 North, recorded february 24, 1987 as decondominium recorded as documents; all in cook	vit: AT RIVER EAST CONDOMINIUM BLOCK 3 IN CITYFRONT CENTE RANGE 14 EAST OF THE THIRD P POCUMENT 87106320, WHICH SU UMENT NUMBER 0811410154 TO	S AS DELINEATED ON A SURVEY R, BEING A RESUBDIVISION IN T RINCIPAL MERIDIAN, ACCORDIN RVEY IS ATTACHED AS EXHIBIT	C. THE FOLLOWING I E NO 8TH FRACTION OF IG TO THE PLAT THEREOF "E" TO THE DECLARATION OF
PARCEL 2: NON-EXCLUSIVE EASEMI RECIPROCAL EASEMENT AGREEMEI AMENDED AND RESTATED DECLAR	NT FOR PARK VIEW RECORDED.	APRIL 23, 2008 AS DOCUMENT N	JMBER 0811410153 AND
Permanent Index Number(s): 1'	7-10-218-010-1246 (Unit)	ı	
Property Address(es): 505 N. M.	IcClurg Ct., Unit 4401, Ch	nicago, Illinois 60611-5432	
Subject, however, to the general taxes for the year of <u>2021</u> and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.			
Hereby releasing and waive State of Illinois.	ing all rights under and by	virtue of the Homestead E	Exemptions Laws of the

☐ This is not homestead property as to the Grantor named herein or his/her spouse (if applicable).



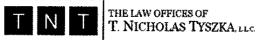
2219333085 Page: 2 of 2

## **UNOFFICIAL COPY**

#### WARRANTY DEED Statutory (Illinois) (continued)

Dated this <u>Linday of July</u> , <u>2022</u> .
lan Falli Kens
Fadi Kara
To a
STATE OF
COUNTY OF COOK )
Ox
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that
is/are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the sard instrument, as his/her/their 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 2nd day of 504, 2022
SHERRY CHEN Official Seaf().
Notary Public - State of Illinois My Commission Expires Mar 4, 2026  Notary Public
My Commission Expires: A ool6
3,
Exempt under the provisions of paragraph
Exempt under the provisions of paragraph
C)

PREPARED BY:



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