

UNOFFICIAL COPY

1/2 2265T 2303305/c
WARRANTY DEED

Doc#: 2221412161 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/02/2022 07:40 AM Pg: 1 of 3

Dec ID 20220801697052
ST/CO Stamp 1-640-301-136 ST Tax \$173.00 CO Tax \$86.50
City Stamp 0-649-722-960 City Tax: \$1,816.50

THE GRANTORS, Sinan A. Elias, a married man and Amir A. Elias, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, in hand paid, CONVEY and WARRANT to:

Harrison Masoud Haghanegi
2467 W. Balmoral, Unit 1S
Chicago, IL 60625

Statutory (Individual to Individual)

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description

~~FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOTS 43 AND 44 IN HERBERT M. ROSENTHAL AND ROY M. SCHOENBROD'S BUDLONG WOODS ADDITION, BEING A RESUBDIVISION OF LOTS 8 TO 13 BOTH INCLUSIVE, IN THE ASSESSOR'S DIVISION OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH CERTAIN STRIPS OF LAND ADJOINING SAID LOTS 8 TO 13 IN ASSESSOR'S DIVISION AFORESAID ADDITION TO THE PLAT OF SAID RESUBDIVISION RECORDED JULY 3, 1953 AS DOCUMENT 15859960, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 17, 1954 AND KNOWN AS TRUST NUMBER 16386 AND 16387 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 26375333, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.~~

Subject to: Covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year of 2021 and subsequent years.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

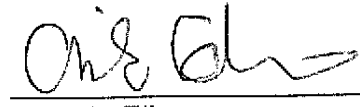
THIS IS NOT THE GRANTORS HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 13-12-235-055-1001
Address of Real Estate: 2469 West Balmoral Avenue, Unit 1N, Chicago, IL 60625

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Dated this 28th day of July, 2022

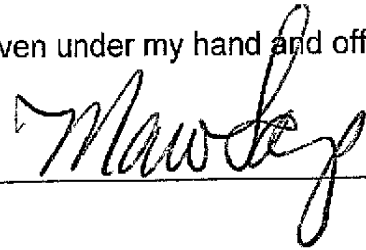
 (SEAL)
Sinan A. Elias

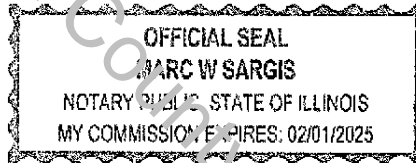
 (SEAL)
Amir A. Elias

State of Illinois
SS.
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Amir A. Elias, a married man and Sinan A. Elias, a married man, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as that 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 official seal, this 28th day of July, 2022.





This instrument was prepared by Law Offices of Marc W. Sargis, 7366 N. Lincoln Ave., Suite 408, Lincolnwood, Illinois, 60712.

MAIL TO:

Kevin Lyons
5333 Main St.
Downers Grove, IL 60515

SEND TAX BILL TO:

Harrison Masoud Haghanegi
2469 W. Balmoral Ave., Unit 1N
Chicago, IL 60625

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LEGAL DESCRIPTION

Order No.: 22GST230330SK

For APN/Parcel ID(s): 13-12-235-055-1001

UNIT 1-N IN 2467-69 WEST BALMORAL BUILDING CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOTS 43 AND 44 IN HERBERT M. ROSENTHAL AND ROY M. SCHOENBROD'S BUDLONG WOODS ADDITION, BEING A RESUBDIVISION OF LOTS 8 TO 13 BOTH INCLUSIVE, IN THE ASSESSOR'S DIVISION OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH CERTAIN STRIPS OF LAND ADJOINING SAID LOTS 8 TO 13 IN ASSESSOR'S DIVISION AFORESAID ADDITION TO THE PLAT OF SAID RESUBDIVISION RECORDED JULY 3, 1953 AS DOCUMENT 15659960, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 17, 1954 AND KNOWN AS TRUST NUMBER 16386 AND 16387 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 26375333, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office