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WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual

Doc#. 2221421183 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/02/2022 11:24 AM Pg: 1 of 2

Dec ID 20220701690375

ST/CO Stamp 0-313-654-352 ST Tax \$387.50 CO Tax \$193.75

THE GRANTORS, MELVIN GRUNDLEGER and BARBARA GRUNDLEGER, a married couple, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, NAZANIN SAREMI, a single person, of the City of Chicago, Cook County, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "/" a tached hereto and made a part hereof

SUBJECT TO:

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

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

Permanent Real Estate Index Numbe Address(es) of Real Estate: 4621 A	r(s): 14-17-111-024-1004 and 14-17-112-24-1009	
- 1 Nov.		
Mehn L. Gunty	Baker Gulde	-
MELVIN GRUNDLEGER	BARBARA GRUNDLEGER O	
State of 11 linois)	"OFFICIAL SEAL" MEGAN NOLAN MEGAN NOLAN) />c.
County of Cox)	Notary Public, State of Illinois My Commission Expires 9/7/2022	1°C

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY MELVIN GRUNDLEGER and BARBARA GRUNDLEGER, personally known to me to be the same person(s) whose name(s) 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 their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Legal Description

Units 21-1 and Unit P-3 together with its undivided percentage interest in the common elements in 4619-21 North Magnolia Condominium as delineated and defined in the declaration recorded as Document No. 93792391, as amended, in the Northwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 4621 N Magnolia Ave Unit 1N Chicago, IL 60640

Pin: 14-17-111-024-1004 and 14-17-111-024-1009

REAL ESTATE TRANSFER TAX

91-Aug-2022

CHICAGO: CTA:

2.906.25 32.50

4,068 75 TOTAL:

14-17-111-024-1004 20220701690375 0-844-563-024

H County Clart's Office 01-Aug-2022 REAL ESTATE TRANSFER TAX 193.75 COUNTY: 287.50 ILLINOIS: 581.25 TOTAL: 20220701690375 | 0-313-654-352 14-17-11-024-1004

A22-2964/59 **Legal Description**

^{*} Total does not include any applicable penalty or interest du.