

# UNOFFICIAL COPY

Doc#: 2223504266 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/23/2022 11:00 AM Pg: 1 of 2

Dec ID 20220701679629  
ST/CO Stamp 1-869-917-264 ST Tax \$245.00 CO Tax \$122.50  
City Stamp 0-175-713-360 City Tax: \$2,572.50

**After recording mail to:**

Kira Fortin  
2648 W. Gunnison St. #1  
Chicago, IL 60625

**Send subsequent tax bills to:**

Kira Fortin  
2648 W. Gunnison St. #1  
Chicago, IL 60625

PT 112-8494 1/2

## WARRANTY DEED

THE GRANTOR(S), **Hersh Nebhrajani, ~~is~~ married**, of **Chicago, Illinois**, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Kira Fortin, individually**, of **Chicago, Illinois**, the following described Real Estate situated in Cook County in the State of Illinois, to wit: [SEE ATTACHED FOR LEGAL DESCRIPTION]

SUBJECT TO: General taxes for 2021 second installment and subsequent years, covenants, conditions and restrictions of record, applicable zoning laws, ordinances and other governmental regulations.

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 Homestead Property

Permanent Real Estate Index Number: 13-12-417-022-1003

Address of Real Estate: 2648 W. Gunnison Street, Unit 1, Chicago, Illinois 60625

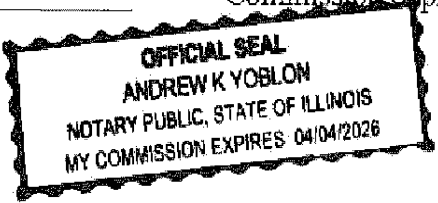
DATED this 5<sup>th</sup> day of July 2022.

[Signature] (SEAL) \_\_\_\_\_ (SEAL)  
**Hersh Nebhrajani**

State of IL, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Hersh Nebhrajani, ~~is~~ married**, 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 their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of July, 2022.

[Signature] Commission expires: 4/4/2026  
Notary Public



Proper Title, L.L.C.  
1530 E. Dundee Road  
Suite #250  
Palatine, IL 60074

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## LEGAL DESCRIPTION

**OF THE PROPERTY COMMONLY KNOWN AS:  
2648 W. Gunnison Street, Unit 1, Chicago, Illinois 60625**

Unit No. 2648-1, in Gunnison Parkview Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 12 in the Subdivision of the West 52 feet of Lot 46 and all of Lots 49, 52 and 55 of Sam Shackford's Bowmanville Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, which Plat of Survey is attached as Exhibit "B" to the Declaration for Condominium ownership recorded July 18, 2007, as documents No. 0719915051, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Property of Cook County Clerk's Office

***This instrument prepared by:***  
Andrew K. Yoblon, Esq.  
3000 Dundee Road, Suite 415  
Northbrook, IL 60062