

UNOFFICIAL COPY

Doc#: 2229855054 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/25/2022 01:47 PM Pg: 1 of 3

Dec ID 20221001667041
ST/CO Stamp 1-962-029-392 ST Tax \$485.00 CO Tax \$242.50
City Stamp 1-209-610-576 City Tax: \$5,092.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Sepideh Abbaszadeh-Fard
421 W. Huron St. Unit 1405
Chicago, IL 60654

Chicago Title *226ND 178075 WC 1/2*
THE GRANTORS: Mehul Patel and Reema Mehta, husband and wife, of 421 W. Huron St., Unit 1405, Chicago, IL 60654, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Sepideh Abbaszadeh-Fard, *MARRIED WOMAN*, of *6122 W. Henderson St Chicago IL, 60634*, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 421 W. Huron St., Unit 1405, Chicago, IL 60654
PIN: 17-09-124-020-108~~8~~ and 17-09-124-020-1122
TGH-23

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile pipe or other conduit.

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GND178075WC

For APN/Parcel ID(s): 17-09-124-020-1122 and 17-09-124-020-1086

PARCEL 1:

UNITS 1405 AND GU-23 IN THE HURON POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 8 TO 14 INCLUSIVE IN BLOCK 10, BOTH INCLUSIVE, IN HIGGINS LAW AND COMPANY'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY HUDSON-HURON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0010267241, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-86 A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010267241.