## UNOFFICIAL C

WARRANTY DEED

AFTER RECORDING MAIL TO:

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

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

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

Chicago Title

THE GRANTORS: Mehul Fatel 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, Morais O Waller, of Color as Hernescon St

工厂。1000 3年, 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 1455, Chicago, IL 60654 17-09-124-020-108 and 17-09-124-020-1122

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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# **UNOFFICIAL COPY**

DATED this day of//chober	, 2022.
Myler Wolf	Afall
Mehul Patel	Reema Mehta
STATE OF )	
COUNTY OF DECEMBER 1	
I, the undersigned, a Notary Public, in and for the CERTIFY, that <b>Mehul Patel and Reema Mehta</b> , persons whose names are subscribed to the forein person and individually acknowledged that the their free and voluntary act for the uses and purpand waiver of the right of homestead.	, personally known to me to be the same egoing instrument, appeared before me this day ey signed and delivered the said instrument as
Given under my hand and official seal this 17	day of <u>NCTOBER</u> , 2022.
	Notar, Public
NAME AND ADDRESS OF PREPARER: The Katris Law Group	C
Attorney at Law	A CONTRACTOR OF CALL
257 West Ave., Suite 206 Elmhurst, IL 60126	OFFICIAL SEAL JEANETTE M FOLEV NOTARY PUBLIC, STATE OF ILLING IS My Commission Expires 4/8/26

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## **UNOFFICIAL COPY**



#### LEGAL DESCRIPTION

Order No.: 22GND178075WC

For APN/Parce 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 LIMITE J LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COCK 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.

Office