

UNOFFICIAL COPY

WARRANTY DEED

Illinois Statutory

Doc#: 2230545199 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/01/2022 02:47 PM Pg: 1 of 2

Dec ID 20221001671560

ST/CO Stamp 1-530-892-624 ST Tax \$105.00 CO Tax \$52.50

City Stamp 0-749-703-504 City Tax: \$1,102.50

~~MAIL TO:~~
~~Wendy Williams Grujanac~~
~~Old Republic Title~~
~~2340 S. River Rd.~~
~~STE 115~~
~~Des Plaines, IL 60018~~
NAME AND ADDRESS OF
~~TAXPAYER:~~
~~Brandon Matthews~~
~~16663 W. Papago St.~~
~~Goodyear, AZ 85338~~

Mail to: & TAX BILLS to:
Josephine Saverino
3115 S. Michigan Ave, Unit 204
Chicago, IL 60616

THE GRANTOR(S) BRANDON MATTHEWS, a married man for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to ~~ZEESHAN BHATTI~~ AND JOSEPHINE SAVERINO, ~~husband and wife~~, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit

* a married woman

22153865
Old Republic Title 1/2
9601 Southwest Highway
Oak Lawn, IL 60453

LEGAL DESCRIPTION:

PARCEL 1: UNIT NO. 204 IN THE MICHIGAN INDIANA PLACE CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE FOR MICHIGAN PLACE DATED DECEMBER 7, 1999 BETWEEN ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AS LESSEE, RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 29, 2000 AS DOCUMENT NO. 00-147967 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO (THE "GROUND LEASE") WHICH GROUND LEASE DEMISES THE LAND HEREINAFTER DESCRIBED FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENT LOCATED ON THE FOLLOWING DESCRIBED LAND:

CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR MICHIGAN INDIANA CONDOMINIUM DATED FEBRUARY 23, 2001 AND RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON MARCH 15, 2001 AS DOCUMENT 001-0205852, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME (AS SO AMENDED, "THE DECLARATION"), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-39 AND L.C.E.-13, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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Permanent Index Number(s): 17-34-102-051-1011

Property Address: 3115 S. Michigan Avenue, Unit 204, Chicago, IL 60616



NON-HOMESTEAD PROPERTY

Subject to conditions, restrictions, easements of record, and taxes for the year 2021 not yet due and subsequent years

DATED: 10/17/2022

Brandon Matthews
Brandon Matthews

STATE OF Arizona
County of Maricopa


REAL ESTATE TRANSFER TAX		21-OCT-2022	
		COUNTY:	52.50
		ILLINOIS:	105.00
		TOTAL:	157.50
17-34-102-051-1011		20221001671560 1-530-892-624	

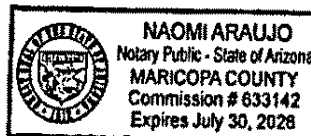
I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Brandon Matthews personally known to me to be the same person(s) whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, 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.

* G.

Given under my hand and notarial seal, this 17th day of October, 2022.

Naomi Araujo
Notary Public

REAL ESTATE TRANSFER TAX		21-OCT-2022	
		CHICAGO:	787.50
		CTA:	315.00
		TOTAL:	1,102.50 *
17-34-102-051-1011		20221001671560 0 / 49 703-504	
* Total does not include any applicable penalty or interest due.			



NAME AND ADDRESS OF PREPARER:

Anita Malick

The Malick Law Firm, P.C.
14701 Speer Lake Drive
Winter Garden, FL 34787

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