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WARRANTY DEED ILLINOIS STATUTORY

768581 / 2

PREPARED BY:

The Fry Group, LLC
Vanessa Cici Fry
One Oakbrook Terrace, Suite 505
Oakbrook Terrace, Illinois 60181

Doc#: 2300933140 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/09/2023 01:50 PM Pg: 1 of 3

Dec ID 20221101683021
ST/CO Stamp 0-764-658-512 ST Tax \$425.00 CO Tax \$212.50
City Stamp 0-335-618-896 City Tax: \$4,462.50

MAIL RECORDED DEED TO:

Stephen E. Vargo
77 W. Washington Street, Suite 618
Chicago, IL 60602

SEND TAX BILLS TO:

Emily Strand and Mason Strand
4820 N. Winchester Ave, Unit 2S
Chicago, IL 60640

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

THIS INDENTURE WITNESSETH, That the Grantor(s), Brian Hayes and Ladan Nikravan, NKA Ladan Hayes, husband and wife of the City of Chicago, State of Illinois for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** unto: Emily Strand and Mason Strand, husband and wife of 1523 E. 30th Ave Denver, CO 80205, the following described real estate in the County of Cook and State of Illinois, to-wit:

Legal Description:

~~PARCEL ONE:~~

~~UNIT NO. 2S, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE WOOD WINDS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96169181, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

~~PARCEL TWO:~~

~~THE EXCLUSIVE RIGHT TO USE PARKING SPACE P 1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96169181. See attached RS~~

Buyer Attorney or Buyer check applicable and strike others:

~~individually~~ _____ ~~as Tenants in Common~~ _____ ~~as Joint Tenants~~

not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entirety.

Property Address: 4820 N. Winchester Ave, Unit 2S Chicago, IL 60640

Permanent Index Number: 14-07-419-030-1004, Volume 476

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.

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TO HAVE AND TO HOLD said premises, forever.

Subject, however, to the general taxes for the year of 2021 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Dated this 8th day of November, 2022.

[Signature]
Brian Hayes

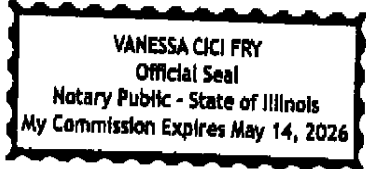
[Signature]
Ladan Nikravan

STATE OF Illinois)
) SS.
COUNTY OF DuPage)
OF

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that, Brian Hayes and Ladan Nikravan, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 8th Day of November 2022

[Signature]
Notary Public



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File No: 768581

EXHIBIT "A"

PARCEL ONE:

UNIT NO. 2S, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE WOOD WINDS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96169181, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96169181.

14-07-419-030-004

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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