

UNOFFICIAL COPY

1025350 1 of 1
WARRANTY DEED

Doc#: 2305949010 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/28/2023 09:29 AM Pg: 1 of 4

ILLINOIS STATUTORY

Dec ID 20230201655637
ST/CO Stamp 0-070-131-536 ST Tax \$79.50 CO Tax \$39.75
City Stamp 0-543-104-848 City Tax: \$834.75

Prepared By:

Younis Law Group, P.C.
7110 W. 127th St., Suite 150
Palos Heights, IL 60463
312-687-8600

Name and Address of Taxpayer

Tom Rosa
6125 North Seeley Avenue
Unit 2D, Chicago, IL 60659

RECORDER'S STAMP

THE GRANTORS, Charli Pourshahbaz, a married person, and Millis Pourshahbazi, a married person, as joint tenants, of the city of Chicago, county of Cook, state of Illinois, for and in consideration of \$10 (ten dollars), in hand paid, CONVEY(S) and Warrants to Tom Rosa all interest in the following described Real Estate situated in the city of Chicago, county of Cook, state of Illinois, to wit: * a single man

See attached exhibit A for legal description.

Permanent Real Estate #: 14-06-121-011-1073

Address: 6125 North Seeley Ave., Unit 2D, Chicago, IL 60659

SUBJECT TO: Covenants, conditions and restrictions of record; public utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing. 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.

PROPERTY NOT A HOMESTEAD PROPERTY.

Dated this 7th day of Feb, 2023.

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In Witness Whereof, **Charli Pourshahbaz** has hereunto set his hand and seal.

Charli Pourshahbaz Feb/07/2023
Charli Pourshahbaz Date

STATE OF Arizona }

County of Maricopa

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Charli Pourshahbaz** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the instrument as a 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 7th day of Feb. 2023.

Ann Larson (SEAL)
Notary Public

My commission expires on 12.13.2024

In Witness Whereof, **Millis Pourshahbazi** has hereunto set his hand and seal.

Millis Pourshahbazi 7.2.2023
Millis Pourshahbazi Date

STATE OF Arizona }

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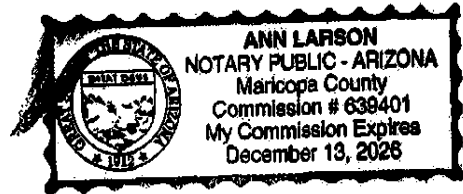
County of Maricopa

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Millis Pourshahbazi** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the instrument as a 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 7th day of Feb 2023.

Ann Larson (SEAL)
Notary Public

My commission expires on 12.13.2026



After Recording Mail to:

Tom Rosa

6125 North Seeley Avenue

Unit 2D, Chicago, IL 60659

REAL ESTATE TRANSFER TAX		21-Feb-2023
CHICAGO:		596.25
CTA:		238.50
TOTAL:		834.75 *
14-06-121-011-1073 2023021655637 0-543-104-848		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		21-Feb-2023
COUNTY:		39.75
ILLINOIS:		79.50
TOTAL:		119.25
14-06-121-011-1073 20230201655637 0-070-131-536		

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PIN: 14-06-121-011-1073

PARCEL 1:

UNIT 2D, BUILDING CT3, IN NORWOOD COURTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; THE NORTH 3 FEET OF LOTS 1 AND 6 AND ALL OF LOTS 2 TO 5 IN NORWOOD COURTS SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25211651 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH INSTRUMENTS RECORDED AS DOCUMENTS 15929348 AND 15957209, AND IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25211651.

Property of Cook County Clerk's Office