

UNOFFICIAL COPY

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Special Warranty Deed

Illinois

Doc#: 2308046250 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2023 02:12 PM Pg: 1 of 2

Dec ID 20230301673956
ST/CO Stamp 0-329-468-112 ST Tax \$35.00 CO Tax \$17.50
City Stamp 1-518-422-224 City Tax: \$367.50

Prepared by:

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53 W. Jackson Blvd.
Ste. 1510
Chicago, IL 60604
815-685-4203 (T)
815-390-1643 (F)
filings@wileylaw.net

The **GRANTOR, Mohsen Fashandi and Karen Fashandi**, husband and wife of Prairie View, IL, for and in consideration of Ten Dollars (\$10.00) in hand paid, hereby grants, bargains, sells, and conveys to **GRANTEE, Ariel Bucio and Miriam Cuyares**, husband and wife of Chicago, IL, as tenants by the entirety with right of survivorship, all of the following described land and improvements thereon situated in the City of Chicago, County of Cook, State of Illinois, legally described and known as follows:

Common Address: 2051 West 71st Street, Chicago, IL 60625

PIN: 20-30-106-004-0000

Legal Description: LOT 8 IN BLOCK 2 IN HERRON'S SUBDIVISION OF 50 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following restrictions: (a) all taxes for the year and thereafter; (b) zoning laws and ordinances; (c) covenants, conditions, restrictions of record and easements for the use of public utilities; (d) roads and highways; (e) any future or pending special assessments within the Village; (f) any pending city housing or municipal violations or liens; situated therein.

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Dated this 15 Day of March, 2023.

Mohsen Fashandi

Mohsen Fashandi

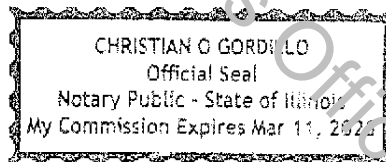
Karen Fashandi

Karen Fashandi

STATE OF ILLINOIS, COUNTY OF LAKE SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mohsen Fashandi and Karen Fashandi, personally known to me to be the same persons 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 waived of the right of homestead.

Given under my hand and official seal, this 15th day of MARCH, 2023



Christian O. Gordillo (Notary Public)

Return After Recording/Mail Future Tax Bills:

Ariel Bucio + Miriam Olivares
5747 S. Washburn Ave.
Chicago, IL 60629