UNOFFICIAL COPY

Doc#. 2312933173 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/09/2023 01:38 PM Pg: 1 of 3

Dec ID 20230401694431

ST/CO Stamp 0-136-961-232 ST Tax \$345.00 CO Tax \$172.50

23-65666

WARRANTY DEED

The above space for recorder's use only

THE GRANTOR: BEHNAM JAFARNIA, A SINGLE MAN, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to THE GRANTATE(\$): ALEKSANDAR BAKIC, A

Single man , WITH AN ADDRESS OF

COOK in the State of Illinois, to wit: 150, the described real estate situated in the County of

LEGAL DESCRIPTION:

PARCEL 1:

UNITS 202 AND G-5 AND G-6 IN THE SHERIDAN OF PARK RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 2 IN FINAL PLAT OF PETERSON POINTE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2006 AS DOCUMENT 0626845006, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0722222001, AND ANY AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0722222001.

PIN: 12-02-300-124-1002, 12-02-300-124-1021 and 12-02-300-124-1022 Property Address: 1021 W. Peterson Ave, Unit 202, G-5 & G-6, AND S-8, Park Ridge, IL 60068

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SUBJECT TO: Covenants, conditions and restrictions of record, building lines and easements, if any and general real estate taxes and/or assessments not yet due and payable at the time of Closing. To have and to hold said premises forever.

Dated this day of APRIL, 2023.
BEHNAM JARARNIA
STATE OF
COUNTY OF SS.
I, the undersigned a Notary Public in and for said county, in the state aforesaid, do hereby certify that BEHNAM JAFARNIA , personally known to me to be the same persons whose names are subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and seal this Utay of APRIL, 2023 OFFICIAL SEAL JENNIFER DALY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 02/04/2026
This instrument prepared by: Praedium Law Group, LLC, 111 W. Jackson Blvd, Suite 1700, Chicago, IL 60604
Mail Recorded Document To: - Cand - Tax Bill To: A LEK-Sandar Bakic 1021 W. Peterson Lue Unit 202 Park Ridge IL 60068

CITY OF PARK RIDGE

FINAL PAYMENT CERTIFICATE

505 Butler PL Park Ridge, Illinois 60068

p: (847) 318-5222 | transferstamp@pa.kcidge.us | WWW.PARKRIDGE.US

23-000252 Certificate #

Pin(s)

12-02-300-124-1002

Address 1021 PETERSON AVE UNIT 202

12-02-300-124-1021

12-02-300-124-1022

This certificate acts as a receipt that the above-mentioned party has complied with City of Park Ridge Ordinance 2020-44

Property Transfer Tax

\$690.00

J_{FF}CO

<u>Date</u>

04/12/2023

Finance Director

