

UNOFFICIAL COPY

Doc# 2314608157 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2023 03:36 PM Pg: 1 of 3

Dec ID 20230501617663
ST/CO Stamp 0-601-043-664 ST Tax \$199.00 CO Tax \$99.50
City Stamp 0-935-408-336 City Tax: \$2,089.50

WARRANTY DEED ILLINOIS STATUTORY

PT23-92395

1/1

THE GRANTOR, Joseph A. Scartz, a ~~married couple~~^{AN} unmarried person, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEYS and WARRANTS to GRANTEE Berooz Afshar and Mehrnoosh Daeenejad-Afshar, as Trustees of the Afshar Family Revocable Trust No. 2013, dated October 14, 2013,

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number: 17-16-107-037-1181

Property Address: 125 S. Jefferson St. #2406, Chicago, IL 60661

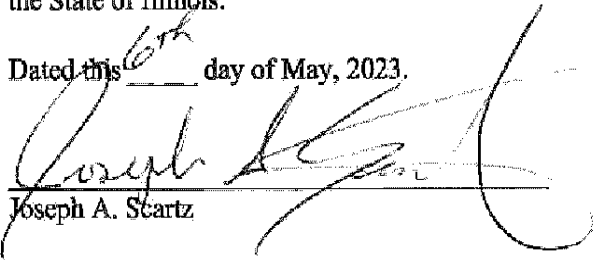
SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes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

PROPER TITLE, LLC

UNOFFICIAL COPY

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 6th day of May, 2023.



 Joseph A. Scartz

STATE OF Illinois)
) SS
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph A. Scartz, 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 they signed, sealed and delivered this 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 6th day of May, 2023.





 Notary Public

MAIL RECORDED DEED TO:

CHRISTINE E. ROGAN
 Rogan Law Ltd.
 P.O. Box 7007
 Algonquin IL, 60102

SEND SUBSEQUENT TAX BILLS TO:

AFSHAR TRUST
 125 S. Jefferson St. #2406
 Chicago, IL 60661

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 203 N. LaSalle St. #2100, Chicago, IL 60601

UNOFFICIAL COPY

"EXHIBIT A" ADDENDUM

PARCEL 1:

UNIT 2406 AND TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE PARK ALEXANDRIA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0326832189, AS AMENDED IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE USE FOR STORAGE SPACE NO. 84, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY RECORDED SEPTEMBER 26, 2003 AS DOCUMENT NUMBER 032682189, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS, RESERVATIONS COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 26, 2003 AS DOCUMENT NO. 0326832188 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Parcel ID(s): 17-16-107-037-1181