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2317810012D

Doc# 2317810012 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/27/2023 11:24 AM PG: 1 OF 6

WARRANTY DEED

Illinois Statutory

771145 1/2
MAIL TO:

LIETUVNINKAS 23202

4536 W 63rd St

Chicago IL 60629

RECORDER'S STAMP

NAME AND ADDRESS OF TAXPAYER:

Francesca DeBella

740 W Fulton #612

Chicago IL 60661

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

THE GRANTOR(S) William Ziya[✓] and Lisa Ziya[✓], as joint tenants, of the State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S) Francesca DeBella, An Unmarried Woman of 168 Madison Chicago IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description: See Attached Legal Description

Permanent Index Number(s): 17-09-307-012-1026[✓]

Property Address: 740 W. Fulton St., Apt 612., Chicago, IL 60661[✓]

Subject, however, to general taxes for the year of 2023 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

**This is Not Homestead Property for the Grantors.*

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DATED: May 30, 2023

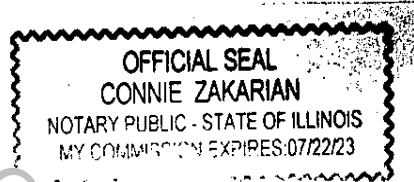
W= Ziya
William Ziya

STATE OF ILLINOIS)
County of Cook)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT, William Ziya, 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 they/he/she signed, sealed and delivered the said instrument as their/his/her 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 30th day of May, 2023.

Connie Zakarian
Notary Public

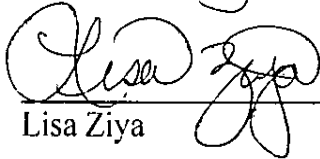


NAME AND ADDRESS OF PREPARER:
Marut Shah, Esq.
770 Skokie Blvd., Unit 213
Northbrook, IL 60062

Property of Cook County Clerk's Office

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DATED: May 30, 2023




Lisa Ziya

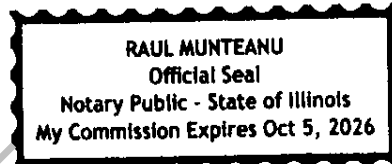
STATE OF ILLINOIS)
County of Cook)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT, Lisa Ziya, 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 they/he/she signed, sealed and delivered the said instrument as their/his/her 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 30th day of May, 2023.



Notary Public



NAME AND ADDRESS OF PREPARER:
Marut Shah, Esq.
770 Skokie Blvd., Unit 213
Northbrook, IL 60062


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File No: 771145

EXHIBIT "A"

UNIT 612 IN THE 740 FULTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 61 TOGETHER WITH PARTS OF VACATED WEST WAYMAN AVENUE IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0707215073 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

17-09-304-012-1026 

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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REAL ESTATE TRANSFER TAX

23-Jun-2023



CHICAGO:	2,568.75
CTA:	1,027.50
TOTAL:	3,596.25 *

17-09-307-012-1026 | 20230601635979 | 0-881-096-400

Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

23-Jun-2023



COUNTY:	171.25
ILLINOIS:	342.50
TOTAL:	513.75

17-09-307-012-1026

20230601635979 | 0-248-674-000

Property of Cook County Clerk's Office