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Doc#. 2317933396 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Dec ID 20230601650539

Date: 06/28/2023 02:53 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Diego Chahda 1570 Adelaide Court Westlake, OH 44145

TOULY

ST/CO Stamp 1-821-511-376 ST Tax \$365.00 CO Tax \$182.50

City Stamp 0-207-818-448 City Tax: \$3,832.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Diego Circinda, a single man, of 1570 Adelaide Court, Westlake, OH 44145 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Robert Morrison, a single man, of 20724 Camelback, Lago Vista, TX 78645, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-20-202-026-1005

Property Address: 915 W. Irving Park Rd #3W, Chicago, IL 00613

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 20th day of June, 2023.	
Dieso COOM	
Diego Chahda	
STATE OF ILLINOIS)) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Diego Chahda 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 he signed, sealed and Jolivered in the instrument as his 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 <u>Joth</u> day of <u>June</u>, <u>2023</u>.

Notary Public

THIS INSTRUMENT PREPARED BY Jeffrey S Evens Law Office of Jeffrey S. Evens 6767 N. Milwaukee Ave., Suite 202 Niles, IL 60714

MAIL TO:

Rosenthal Law Group 3700 W. Devon Ave. Lincolnwood, IL 60712 SEND SUBSEQUENT TAX BILLS TO:

Robert Morrison 915 W. Irving Park Rd #3W Chicago, IL 60613

Z.

AUSTIN BAYER
Notary Public, State of Ohio
My Comm. Expires 10-24-2023

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EXHIBIT A Legal Description

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows: PARCEL 1:

UNIT 3-W, IN THE 913-15 W. IRVING PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 4 IN AXEL CHYTRAU'S SUBDIVISION OF THE EAST HALF OF BLOCK 2 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES OF THE NORTHEAST CORNER) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 11, 2007 AS DOCUMENT 0719215081, AS AMENDED FROM TIME TO TIME, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, AS A LIMITED COMMON ELEMENT, AS SET Of Coot County Clerk's Office FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

PIN: 14-20-202-026-1005

LegalDescription 23004362-20