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Chicago Title Insurance Company

**Warranty DEED
ILLINOIS STATUTORY**

PT23-93899
1 of 1

Doc#: 2321646026 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/04/2023 02:00 PM Pg: 1 of 3

Dec ID 20230701671962
ST/CO Stamp 0-509-923-792 ST Tax \$317.00 CO Tax \$158.50

PROPER TITLE, LLC

THE GRANTOR(S), Lynne H. Heidt as a divorced woman, of the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Maryam Azmandian, an unmarried woman, of 2535 College Avenue, Apt. 210, Berkeley, CA 94704, of the County of Alameda, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; general real estate taxes not due and payable at the time of Closing; and covenants, conditions and restrictions of record and building lines and easements, if any.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 11-18-117-014-1077
Address(es) of Real Estate: 1720 Maple, Unit 1160, Evanston, IL 60201

Dated this 11th day of July, 2023

Lynne H. Heidt
Lynne H. Heidt

CITY OF EVANSTON

006001

REAL ESTATE TRANSFER TAX

DATE: PAID JUL 11 2023

AMOUNT: \$1585.00 Agent: LB

PROPER TITLE, LLC

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lynne H. Heidt, personally known to me to be the same person(s) whose name(s) is 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.

Given under my hand and official seal, this 11 day of July, 2023



Emily McNish (Notary Public)

Prepared By: Stephanie D. Uhler
4709 West Golf Road, Suite 475
Skokie, IL 60076

Mail To:
Anne Chestney Mudd
Law Office of Anne Chestney Mudd
3958 Hampton Avenue
Western Springs, Illinois 60558

Name & Address of Taxpayer:
Maryam Azmandian
1720 Maple, Unit 11160
Evanston, IL 60201

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Exhibit A

Parcel 1:

Unit number 1160 in The Optima Views Condominium, as delineated on a plat of survey of the following described plat of land:

Parts of Lot 1 in Optima Views Resubdivision, being a resubdivision of Lot 3, in Church Maple Second Resubdivision, in the Northwest 1/4 of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded as document number 0030370729; ll in Cook County, Illinois.

Which plat of survey is attached as exhibit "B1" to the Declaration of Condominium Ownership recorded April 15, 2003, as document number 0310527146, as amended from time to time, together with its undivided percentage interest in the common elements

Parcel 2:

The exclusive right to the use of parking space P-22 and storage space S-181, limited common elements as delineated on the survey attached to the declaration of condominium recorded as document number 0310527146.

Property of Cook County Clerk's Office