

UNOFFICIAL COPY

Doc#: 2324106056 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/29/2023 11:14 AM Pg: 1 of 2

Dec ID 20230801609822
ST/CO Stamp 0-911-447-504 ST Tax \$424.50 CO Tax \$212.25
City Stamp 0-871-863-760 City Tax: \$4,457.25

--- Above Space For Recorder's Use ---

Warranty Deed

Grantor, **DAVID FAHMY**, a single man, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to Grantees, Jill Morton Sturges, trustee of the **JILL MORTON STURGES SEPARATE PROPERTY TRUST**, dated September 13, 2022, and **EMILY STURGES**, a(n) SAME woman, as tenants in common, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

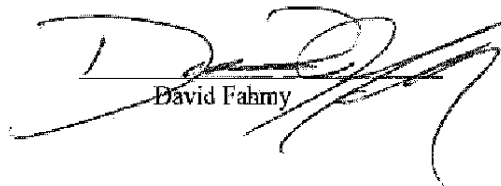
SEE LEGAL DESCRIBED ATTACHED AS EXHIBIT A

SUBJECT TO: (a) General real estate taxes not due and payable on the date of execution of this Deed; (b) zoning and building laws and ordinances; (c) building lines and easements of record; (d) covenants, conditions and restrictions of record; and (e) acts done or suffered by Grantees.

PIN #: 14-17-101-030-1008

Address of Real Estate: 1459 W Lawrence Ave., Unit 2A, Chicago, IL 60640

Dated as of the 22nd day of August, 2023.


David Fahmy

State of Michigan)
) SS:
County of Wayne)

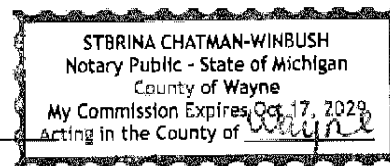
23884151-JL/ALC

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I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that David Fahmy, 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 delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 19 day of August, 2023.


Notary Public



Mail to: Joanna Stedziewski Esq. Kershner Stedziewski Law, LLC 200 N. LaSalle Street, Suite 1550 Chicago, Illinois 60601	Send Tax Bills to: Emily Sturges 1459 W Lawrence Ave., Unit 2A Chicago, IL 60640
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Document Prepared by:

Joel Feldman
 311 North Aberdeen, Suite 300
 Chicago, Illinois 60607

EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 2A IN THE DOVER PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 287 AND LOT 288 (EXCEPT THE SOUTHERLY 40 FEET THEREOF) IN SHERIDAN DRIVE SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE SAID NORTHWEST 1/4 OF SECTION WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREENBAY ROAD, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90222372, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.