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Doc#. 2324128151 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/29/2023 12:52 PM Pg: 1 of 3

Dec ID 20230601645040
ST/CO Stamp 2-001-293-008 ST Tax \$390.00 CO Tax \$195.00
City Stamp 0-329-928-400 City Tax: \$4,095.00

WARRANTY DEED ILLINOIS STATUTORY

D23-92853

1/2

THE GRANTORS Albert Fong and Hazel Fong, a married couple, of the City of San Francisco, State of California, County of San Francisco, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to Razi Ali Muhammad and Nida Shaikh, as AS TENANTS BY THE ENTIRETY, of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: ~~RAZI~~ ~~AS HUSBAND AND WIFE~~

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-22-107-080-1427; and 17-22-107-080-1318

Address of Real Estate: 1400 South Michigan Avenue, Unit 809 & P-362
Chicago, Illinois 60605

Dated this 6th day of June, 2023.

PROPER TITLE, LLC

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Albert Fong
Albert Fong

Hazel Fong
Hazel Fong

STATE OF California)
) ss.
COUNTY OF San Francisco

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Albert Fong and Hazel Fong, are personally known to me to be the same persons whose names are 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6th day of June, 2023.

Diego Medina

(Notary Public)



Prepared By:
Law Office of Aaron Minkus
134 N. LaSalle, Suite 1720
Chicago, Illinois 60602

Mail To: Raza Ali Muhammad
1400 S. Michigan Ave Unit 809
Chicago IL 60605

Name & Address of Taxpayer: ✓
same

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"EXHIBIT A" ADDENDUM

UNIT 809 AND P-362 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MICHIGAN AVENUE TOWER II CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR MICHIGAN AVENUE TOWER II CONDOMINIUM RECORDED AUGUST 21, 2008 AS DOCUMENT 0823418029, AS AMENDED FROM TIME TO TIME IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID(s): 17-22-107-080-1427 (Affects Unit 809), 17-22-107-080-1318 (Affects Unit P-362),

Property of Cook County Clerk's Office