

# UNOFFICIAL COPY

23ST01176INB  
WARRANTY DEED 1/3

Doc#: 2324441059 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/01/2023 10:29 AM Pg: 1 of 2

Dec ID 20230801608915  
ST/CO Stamp 2-094-847-440 ST Tax \$215.00 CO Tax \$107.50  
City Stamp 0-484-234-704 City Tax: \$2,257.50

Name and address of Grantee (and  
send future tax bills to):

Aaron James Gay  
5150 N. Avers Ave., Unit 1W  
Chicago, IL 60625

This deed was prepared by  
Barbara B. Goodman  
Attorney at Law  
555 Skokie Boulevard, Suite 250  
Northbrook, Illinois 60062  
847-317-0282

After recording, please mail to  
Jeffrey T. Theriault, Attorney at Law  
50 South 1<sup>st</sup> Street, Suite 500  
St. Charles, Illinois 60174

The Grantors **NYLAH YAZDANI**, an unmarried woman of the City of Chicago, County of Cook, State of Illinois AND **SHAILAH YAZDANI**, a married woman (not homestead rights as to spouse), of the City of Philadelphia, County of Montgomery, State of Pennsylvania, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, convey and warrant to Grantee **AARON JAMES GAY**, of 1700 Cunningham Lane, Crystal Lake, IL 60014, the Real Estate described below, situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*X A Single man*  
UNIT 5150-1W IN AVERS COURT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3 AND 4 IN BLOCK 1 IN NABB AND LASS SUBDIVISION OF PART OF BLOCK 1 IN SPIKINGS SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTH 13 ACRES THEREOF) OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 22, 1915, AS DOCUMENT NO. 5716013, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0611531072, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

**Subject to:** terms, provisions covenants and conditions of the Declaration of Condominium and all amendments; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium, covenants, conditions and restrictions of record; public and utility easements; general real estate taxes not yet due and payable.

Property address: 5150 N. Avers Ave. Unit 1W, Chicago, IL 60625

Permanent real estate index number: 13-11-301-060-1010

# UNOFFICIAL COPY

Dated: 08/21/2023

Nylah Yazdani  
Nylah Yazdani

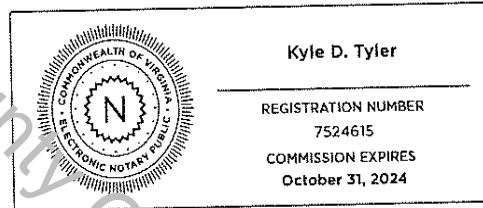
Shailah Yazdani  
Shailah Yazdani

STATE OF Virginia )  
Loudoun )

I am a notary public for the County and State above. I certify that and **NYLAH YAZDANI AND SHAILAH YAZDANI**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as they appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: 08/21/2023

Kyle D. Tyler  
Notary Public



Notarized online using audio-video communication

Property Clerk's Office