

UNOFFICIAL COPY

Doc#: 2324913441 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2023 03:17 PM Pg: 1 of 3

This instrument prepared by:

Zachary P. Rustad, Attorney
2 N. Riverside Plaza, Suite 1850
Chicago, Illinois 60606

Dec ID 20230801695110
ST/CO Stamp 0-800-359-888 ST Tax \$461.00 CO Tax \$230.50
City Stamp 1-510-540-752 City Tax: \$4,840.50

After recording mail to:

Andrew + Erin Starosta
1464 W. Carmen Ave.
#3
Chicago, IL 60640

Mail tax bills to:

This space reserved for Recorder's use only.

PT23-94022FA 1/2

WARRANTY DEED

THIS WARRANTY DEED is made the 8 day of Aug., 2023, by CYRUS C. MANJOORAN and LYNTORIA NEWTON, unmarried, (collectively "Grantor"), of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does CONVEY(S) AND WARRANT(S) to ANDREW STAROSTA and ERIN STAROSTA, husband + wife of Chicago, IL ("Grantee"), to have and to hold forever as tenants by the entirety the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A Attached Hereto

PIN: 14-08-304-053-1003
Property Address: 1464 W. Carmen Ave., Unit 3, Chicago, Illinois 60640

Subject only to, if any: covenants, conditions and restrictions of record; public and utility easements; and real estate taxes for 2022 2nd Installment and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

PROPER TITLE, LLC

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IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written.

[Signature]
CYRUS C. MANJOORAN

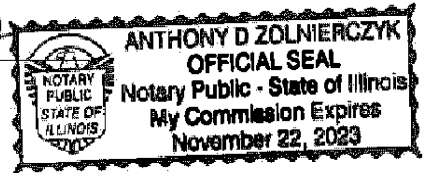
STATE OF IL)
COUNTY OF COOK) ss.

I, Tony Zolnierczyk, a Notary Public in and for said County in the State aforesaid, do hereby certify that Cyrus C. Manjooran, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered such instrument as his/her/their own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 8 day of Aug., 2023.

[Signature]
Notary Public

My Commission expires: 11.22.23



IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written.

[Signature]
LYNTORIA NEWTON

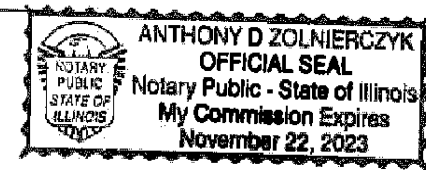
STATE OF IL)
COUNTY OF COOK) ss.

I, Tony Zolnierczyk, a Notary Public in and for said County in the State aforesaid, do hereby certify that Lynoria Newton, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered such instrument as his/her/their own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 8 day of Aug., 2023.

[Signature]
Notary Public

My Commission expires: 11.22.23



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EXHIBIT A Legal Description

PIN: 14-08-304-053-1003
Property Address: 1464 W. Carmen Ave., Unit 3, Chicago, Illinois 60640

Parcel 1:

Unit 3 in 1464 West Carmen Condominium as delineated on a survey of the following described real estate:

The East 30.50 feet of Lot 20 in Kreuder and McNulty's Subdivision of Block 6 in Chytraus' Addition to Argyle and of Lot 44 in Brown's Second Addition to Argyle in the Southwest 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 031211231, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The (exclusive) right to the use of Parking Space P-3, a limited common element, as delineated on the survey attached to the Declaration aforesaid.

Property of Cook County Clerk's Office