

WARRANTY DEED

UNOFFICIAL COPY



MAIL TO:

CHRISTOPHER STOS
LAW OFFICES

910 W. VAN BUREN ST
#502
CHICAGO, IL 60607

Doc# 2326245067 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/19/2023 01:16 PM PG: 1 OF 2

SEND TAX BILLS TO:

JULISSA VELAZQUEZ
Rafael Peralta

1529 W. Essex Ave. Unit G

Chicago IL 60610

Chicago Title

2365A 3000 54 of 1/2

THE GRANTORS, HRACH-HENRY KHARADJIAN and ANIE MARIE ASHJIAN also known as ANI MARIE ASHJIAN, Married to each other, both of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS AND 00/100 in hand paid, CONVEY and WARRANT to RAFAEL PERALTA of 5920 N. Kenmore Avenue, Unit 220, Chicago, Illinois, and JULISSA VELAZQUEZ of 647 Canterbury Lane, Pingree Grove, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois not as tenants in common, but as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, to wit:

UNIT NUMBER 1529-G IN TUDOR COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 50 FEET OF THE EAST 100 FEET OF THE WEST 300 FEET OF LOT 3 IN BLOCK 15 IN ROGERS PARK, A SUBDIVISION OF PART OF SECTIONS 30 TO 32, TOWNSHIP 41 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 25327205, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Subject to: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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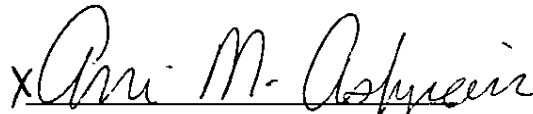
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 11-32-104-036-1001

Address of Real Estate: 1529 W. ESTES AVENUE, UNIT G, CHICAGO, ILLINOIS 60626

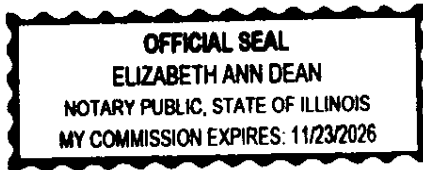
DATED this 28 day of August, 2023


X 
HRACH-HENRY KHARADJIAN

X 
ANIE MARIE ASHJIAN
also known as ANI MARIE ASHJIAN


STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that HRACH-HENRY KHARADJIAN and ANIE MARIE ASHJIAN also known as ANI MARIE ASHJIAN, married to each other, 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 28 day of August, 2023.






Notary Public

This instrument prepared by: Rosemary S. Mulryan, Attorney at Law, 1700 W. Irving Park Road, Suite 210A, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX		18-Sep-2023
	CHICAGO:	862.50
	CTA:	345.00
	TOTAL:	1,207.50 *

11-32-104-036-1001 | 20230901618888 | 0-213-474-768
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		18-Sep-2023
	COUNTY:	57.50
	ILLINOIS:	115.00
	TOTAL:	172.50

11-32-104-036-1001 | 20230901618888 | 1-918-328-272