

UNOFFICIAL COPY

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

1093 2336225
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2326440322 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2023 03:07 PM Pg: 1 of 3

Dec ID 20230801607540
ST/CO Stamp 1-888-107-984 ST Tax \$815.00 CO Tax \$407.50
City Stamp 1-885-355-472 City Tax: \$8,557.50

THE GRANTOR

Sabalan, LLC; 600 North Fairbanks, Unit
1301 & P3-8 Series, a Delaware Series
Limited Liability Company of
2550 N. Lakeview Ave., Unit S-301
Chicago, IL 60614

(This is not homestead property.)

(The Above Space for Recorder's Use Only)

THE GRANTOR, Sabalan, LLC; 600 North Fairbanks, Unit 1301 &
P3-8 Series, a Delaware Series Limited Liability Company, for and in consideration of TEN AND
00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid,
CONVEYS AND WARRANTS to Jeremy Roux, the following described real estate situated in
the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" Chicago, IL 60611
*unmarried man
of 340 E. North Walker St

Permanent Index Number(s): 17-10-206-035-1001 and 17-10-206-035-1105
Property Address: 600 N. Fairbanks, #1301, Chicago, IL 60611

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements
and roads and highways, general taxes for the year 2022 and subsequent years including taxes
which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 12 day of September, 2023.



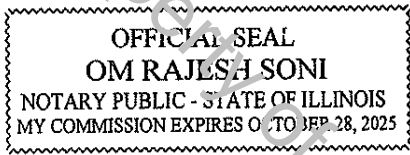
Sean Salehi, Manager for Sabalan, LLC;
600 North Fairbanks, Unit 1301 & P3-8 Series,
a Delaware Series Limited Liability Company

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK *WLU*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sean Salehi 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 they signed, sealed and delivered in 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.

Given under my hand and notarial seal, this 12th day of September, 2023.



[Signature]

Notary Public

THIS INSTRUMENT PREPARED BY
Daniel F. Hofstetter, Ltd.
161 N. Clark Street, Suite 1600
Chicago, IL 60601

MAIL TO:

~~Law Office of Christine S. Lee~~
~~4064 North Lincoln Avenue~~
~~Suite 403~~
~~Chicago, IL 60618~~

Jeremy Roux
600 N. Fairbanks #1301
Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Jeremy Roux
600 N. Fairbanks, #1301
Chicago, IL 60611

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Legal Description

UNIT 1301 AND P3-8 IN 600 NORTH FAIRBANKS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING LEGAL DESCRIPTION:

PARCEL 1:

LOTS 24, 25 AND 26 IN SUB-BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 19 TO 23 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +97.60 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0730615045 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 600 N. Fairbanks Ct., Unit 1301, Chicago, IL 60611

PIN #: 17-10-206-035-1001

PIN #: 17-10-206-035-1105

PIN #:

Township: North Chicago