

23gsc0591654

# UNOFFICIAL COPY

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CT Lore - MLC

Doc#: 2326933177 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/26/2023 11:07 AM Pg: 1 of 3

Dec ID 20230801615481  
ST/CO Stamp 2-052-011-472 ST Tax \$276.00 CO Tax \$138.00  
City Stamp 0-138-229-200 City Tax: \$2,898.00

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Atiyya Shahab  
1636 N. Wells St., Unit 1205  
Chicago, IL 60614

### MAIL RE: ESTATE TAX BILL TO:

Atiyya Shahab  
1636 N. Wells St., Unit 1205  
Chicago, IL 60614

(Reserved for Recordors Use Only)

**THE GRANTOR: Leo J. Marubio, married, of 1409 Bull Creek Drive, Libertyville, IL 60048,** for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS to Atiyya Shahab, not married, of 1936 N. Clark St, Apt 704, Chicago, IL 60614, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:**

### SEE ATTACHED LEGAL DESCRIPTION

**Commonly known as:** 1636 N. Wells St., Unit 1205, Chicago, IL 60614  
**PIN:** 14-33-422-068-1116

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

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

## REAL ESTATE TRANSFER TAX 31-Aug-2023



**COUNTY:** 138.00  
**ILLINOIS:** 276.00  
**TOTAL:** 414.00

14-33-422-068-1116 | 20230801615481 | 2-052-011-472

## REAL ESTATE TRANSFER TAX 31-Aug-2023



**CHICAGO:** 2,070.00  
**CTA:** 828.00  
**TOTAL:** 2,898.00

14-33-422-068-1116 | 20230801615481 | 0-138-229-200

\* Total does not include any applicable penalty or interest due

# UNOFFICIAL COPY

DATED this 27<sup>th</sup> day of August, 2023.

*Leo J. Marubio*

Leo J. Marubio

### Spousal Waiver of Homestead Rights

The undersigned, **Joan E. Marubio**, being the spouse of Leo J. Marubio, the Grantor, hereby waives all present or future interest, right and title which she may currently possess or acquire in the future in the property which is the subject of this Deed arising under and by virtue of the Homestead Exemption Laws of the State of Illinois.

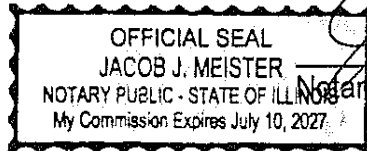
DATED this 27<sup>th</sup> day of August, 2023.

*Joan E. Marubio*  
Joan E. Marubio

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF LAKE )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Leo J. Marubio** and **Joan E. Marubio**, 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 individually acknowledged that they signed 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 27<sup>th</sup> day of August, 2023.



*Jacob J. Meister*  
\_\_\_\_\_  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Jacob J. Meister  
Attorney at Law  
2129 N. Western Ave.  
Chicago, IL 60647

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## LEGAL DESCRIPTION

Order No.: 23GSC059095LP

For APN/Parcel ID(s): 14-33-422-068-1116

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PARCEL 1;

UNIT NO. 1205 IN AMERICANA TOWERS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PCL') SUBLOT 14 IN THE SUBDIVISION OF LOTS 14 TO 19, AND THE SOUTH 63 FEET OF LOT 13 IN GALE'S NORTH ADDITION TO CHICAGO, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO: LOTS AND PARTS OF LOTS IN THE SUBDIVISION OF LOT 20 IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID; ALSO: LOTS AND PART OF LOT 1 IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 10, 1970 AND KNOWN AS TRUST NUMBER 41015, RECORDED AS DOCUMENT 24267612, AND FILED AS DOCUMENT LR 2991060, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENTS CREATED BY GRANT DATED OCTOBER 26, 1926 AND FILED OCTOBER 29, 1926 AS DOCUMENT LR 326084, FOR THE PURPOSES OF INGRESS AND EGRESS OVER THE SOUTH 8 FEET OF LOT 4 (EXCEPT THAT PART TAKEN FOR NORTH FRANKLIN STREET) IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.