

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

10/23 2336611  
**WARRANTY DEED**

**UNOFFICIAL COPY**

Doc#: 2329647098 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/23/2023 10:32 AM Pg: 1 of 2

MAIL TAX BILL TO:

Masoud Barah  
c/o Northwestern University  
2145 Sheridan Rd.  
IEMS RM C210  
Evanston, IL 60208

Dec ID 20231001650097  
ST/CO Stamp 0-873-421-776 ST Tax \$617.00 CO Tax \$308.50  
City Stamp 1-354-210-256 City Tax: \$6,478.50

MAIL RECORDED DEED TO:

Diaz Anselmo & Associates, P.A.  
Attn: John Bromcock, Esq.  
1771 W. Diehl Rd., Suite 120  
Naperville, IL 60563

**RECORDER'S STAMP**

THE GRANTOR(S), **Samantha Partrick and Robert Welch, a married couple**, of the County of Cook, State of Illinois, for and in consideration of Ten and 0/100 dollars (\$10.00), and other good and valuable consideration, in hand paid:

CONVEY(S) AND WARRANT(S) to **Masoud Barah, a married man**, of the County of Cook, State of Illinois, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

\* 8828 Niles Center Rd #207 Skokie, IL 60077

LOT 23 IN CRAWFORD SQUARE, BEING A RESUBDIVISION OF BLOCKS 3, 4 AND 5 IN GRANDVIEW, BEING A RESUBDIVISION OF BLOCKS 1, 2 AND 3 OF K. K. JONES SUBDIVISION IN THE SOUTH WEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: **13-23-320-017-0000**

Property Address: **3309 N. Avers Ave., Chicago, IL 60618**

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.

This is not a homestead property.

# UNOFFICIAL COPY

*Samantha Partrick*  
Samantha Partrick

10/13/23  
Date

STATE OF Illinois }

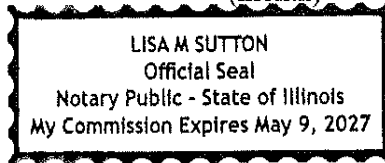
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Samantha Partrick**, 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 the instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 13<sup>th</sup> day of October, 2023.  
(month)

*Lisa M Sutton* (SEAL)  
Notary Public

My commission expires on May 9, 2027.



*Robert Welch*  
Robert Welch

10/13/23  
Date

STATE OF Illinois }

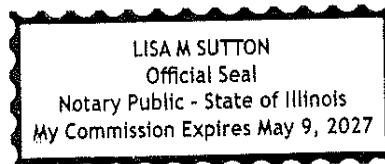
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Robert Welch**, 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 the instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 13<sup>th</sup> day of October, 2023.  
(month)

*Lisa M Sutton* (SEAL)  
Notary Public

My commission expires on May 9, 2027.



**Name and Address of Preparer:**

Mariana Karampelas, Esq.  
MK Law, LLC  
2020 Janice Avenue  
Melrose Park, IL 60160