



11/ 23 CST 2304285K

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WARRANTY DEED

Doc#: 2331113223 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/07/2023 12:42 PM Pg: 1 of 2

Dec ID 20231001663327
ST/CO Stamp 2-039-244-752 ST Tax \$175.00 CO Tax \$87.50
City Stamp 0-950-888-400 City Tax: \$1,837.50

THE GRANTOR, Zahra Farah, a married woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, in hand paid, CONVEYS and WARRANTS to:

Boris Miovski and Lidija Miovska
6166 N. Sheridan Rd., Unit 20E
Chicago, IL 60630

Strike inapplicable

- a) ~~As Tenants in Common~~
- b) Not in Tenancy in Common, but in Joint Tenancy
- c) ~~Husband and Wife, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety.~~

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT C3 AS DELINEATED ON PLAT OF SURVEY OF THE EAST 1/2 OF LOT 5 IN BLOCK 7 IN BIRCHWOOD BEACH, A SUBDIVISION IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT B TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BANK OF RAVENSWOOD, AS TRUSTEE UNDER TRUST NUMBER 25-3049, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24531688, TOGETHER WITH AN UNDIVIDED 41.97965 PERCENT 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 PLAT OF SURVEY) IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR BENEFIT OF PARCEL 1 AS CREATED BY AND IN THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BANK OF RAVENSWOOD, AS TRUSTEE UNDER TRUST NUMBER 25-3049, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24531688; FOR THE PURPOSE OF INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

Subject to: Covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year of 2023 and subsequent years.

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.

THIS NOT THE GRANTOR'S HOMESTEAD PROPERTY

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Permanent Real Estate Index Number: 11-29-307-024-1008

Address of Real Estate: 1428 West Fargo Avenue, Unit 303, Chicago, IL 60626

Dated this 31st day of October, 2023

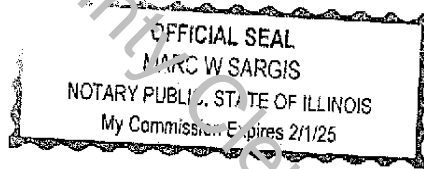
Zahra Farah (SEAL)
Zahra Farah

State of Illinois
SS.
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Zahra Farah, a married woman, 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 she signed, sealed and delivered the said instrument as her 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 31st day of October, 2023.

Marc W Sargis
Notary Public



This instrument was prepared by Law Offices of Marc W. Sargis, 7366 N. Lincoln Ave., Suite 408, Lincolnwood, Illinois, 60712.

MAIL TO:

Joseph Agnello
25 Northwest Point Blvd., Ste. 180
Elk Grove Village, IL 60007

SEND TAX BILL TO:

Boris and Lidija Miovska
1428 W. Fargo, Unit 303
Chicago, IL 60626