

UNOFFICIAL COPY



Doc# 2402322000 Fee \$73.00

WARRANTY DEED

Illinois Statutory

(Individual to Individual)

DRB-23-221 1/1

THE GRANTORS, Jeries Tadros,

for and in consideration of TEN AND NO/100 DOLLARS (\$10.00)

and other good and valuable consideration, in hand paid,

CONVEYS AND WARRANTS to

Equity Trust Company custodian FBO JUANFANG MJASIRI IRA, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/23/2024 09:43 AM PG: 1 OF 2

SEE EXHIBIT A ATTACHED

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Index No.: 20-15-102-021-1002

Address of Real Estate: 5516 South Indiana Avenue, Chicago, IL, 60637

DATED this 22 day of December 2023 ^{unit # 2}

[Signature]
Jeries Tadros

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, Jeries Tadros, 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 he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal, this 22 day of December 2023.

[Signature]
Notary Public



MAIL TO:
LAW OFFICE SAICHANG XU
2811 S. Archer Ave. Unit 1
Chicago, IL 60608

SEND SUBSEQUENT TAX BILLS TO:
JUANFANG MJASIRI
5516 S. Indiana #2
Chicago, IL 60637

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LEGAL DESCRIPTION

UNIT NUMBERS(S) 2 IN PROPOSED 5516 S. INDIANA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 13 IN BLOCK 1 IN J. MULVEY'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 18, 2006 AS DOCUMENT NUMBER 0613831070; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


PROPERTY COMMONLY KNOWN AS: 5516 South Indiana Avenue, Chicago, IL, 60637

UNIT 2

PIN #: 20-15-102-021-1002



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. _____ and Cook County Ord. 930-27 par. _____

Date _____ Sign. _____

REAL ESTATE TRANSFER TAX		23-Jan-2024
	CHICAGO:	262.50
	CTA:	105.00
	TOTAL:	367.50 *

20-15-102-021-1002 | 20240101617977 | 0-692-040-752

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

REAL ESTATE TRANSFER TAX		23-Jan-2024
 	COUNTY:	17.50
	ILLINOIS:	35.00
	TOTAL:	52.50

20-15-102-021-1002 | 20240101617977 | 1-927-181-360

Prepared by: Balin Law, 100 N. La Salle St., Ste 1200 Chicago, IL 60602

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