

# UNOFFICIAL COPY

# 773688 1041

## WARRANTY DEED

Statutory (Illinois).

### This Instrument Prepared by:

Sami Kashkeesh

Kashkeesh, Ltd.

9501 W. 144<sup>th</sup> Place, Suite 303,

Orland Park, Illinois 60462



Doc# 2403028041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/30/2024 11:46 AM PG: 1 OF 6

### THE GRANTORS:

**George E. Hinkes and Victoria**

**Arlene Hinkes**, husband and wife, for

and in consideration of TEN

DOLLARS (\$10.00) in hand paid,

CONVEYS and WARRANTS to

**Citywide Title Corporation**  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

(For Recorder's Use Only)

## WARRANTY DEED

### THE GRANTEES:

**Ilir Zherka and Mikel Ukaj**, as Joint tenants, the following described Real Estate Situated in the County of Cook in the state of Illinois, to-wit:

**SEE EXHIBIT "A"**

**PROPERTY INDEX NUMBER (PIN):** 17-10-122-025-1189 **VOLUME:** 501

**COMMONLY KNOWN AS:** 535 North Michigan Avenue, Unit 1415,  
Chicago, Illinois 60611

Hereby releasing and waiving all rights under the laws if the State of Illinois, to have and hold said premises, forever. SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

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

S Y  
P 6  
S 1  
SC Y  
INT 200

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the 21<sup>st</sup> Day of December, 2023.

GRANTOR:

George E Hinkes (Seal)

George E. Hinkes

GRANTOR:

Victoria Arlene Hinkes (Seal)

Victoria Arlene Hinkes

**MAIL TAX BILLS TO:**

Ilir Zherka  
535 North Michigan, Unit 1415,  
Chicago, Illinois 60611

**AFTER RECORDING RETURN TO:**

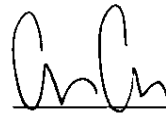
Rayed Yasin  
6732 Cermak Road,  
Berwyn, Illinois 60412

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

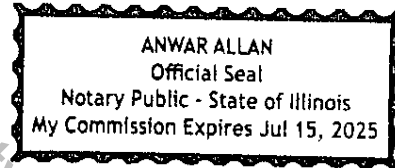
COUNTY OF WILL            )  
  )  
STATE OF ILLINOIS        )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> Day of December, 2023, George E. Hinkes and Victoria Arlene Hinkes, who appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.



\_\_\_\_\_  
Notary Public

My commission expires: July 15, 2025



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File No: 773688

## EXHIBIT "A"

### PARCEL ONE:

UNIT NO. 1415, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 535 N. MICHIGAN AVE. CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25290228 AND FILED AS DOCUMENT NUMBER LR 3137574, AS AMENDED FROM TIME TO TIME, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

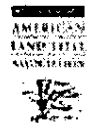
### PARCEL TWO:

EASEMENT FOR THE BENEFIT OF PARCEL "A" FOR INGRESS, EGRESS AND SUPPORT AS DISCLOSED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 15, 1979 AND RECORDED DECEMBER 28, 1979 AS DOCUMENT 25298696 AND FILED AS DOCUMENT LR 3138565 AND AS CREATED BY DEED RECORDED AS DOCUMENT 25327958 AND FILED AS DOCUMENT LR3142857.

17-10-122-D25-1189-A

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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## REAL ESTATE TRANSFER TAX

24-Jan-2024



<b>CHICAGO:</b>	1,462.50
<b>CTA:</b>	585.00
<b>TOTAL:</b>	2,047.50 *

17-10-122-025-1189 | 20240101619547 | 1-985-023-024

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

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## REAL ESTATE TRANSFER TAX

24-Jan-2024



<b>COUNTY:</b>	97.50
<b>ILLINOIS:</b>	195.00
<b>TOTAL:</b>	292.50

17-10-122-025-1189

| 20240101619547 | 0-240-192-560