

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

GRANTEES ADDRESS

Doc# 2405841107 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/27/2024 12:06 PM Pg: 1 of 3

Dec ID 20240201637044
ST/CO Stamp 0-526-045-744 ST Tax \$550.00 CO Tax \$275.00
City Stamp 0-752-800-304 City Tax: \$5,775.00

Mail to:

Reza Heidari
1051 Gladish Ln
Glenview IL 60025

Name & address of taxpayer:
Reza Heidari and Fabiola Heidari
1825 N Dayton
Chicago, IL 60614

THE GRANTOR(S) Deborah C. Davis, divorced, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Reza Heidari and Fabiola Heidari, married couple, of ~~1825 N Dayton, Chicago, IL 60614~~ (address), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 1825 IN WILLOW DAYTON PLACE TOWNHOUSE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 41 TO 47 BOTH INCLUSIVE, AND THE WEST 60 FEET OF LOT 48 (EXCEPT THE SOUTH 7.52 FEET THEREOF) IN BLOCK 1 OF THE SUBDIVISION OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 37, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREIN REFERRED TO AS PARCEL); WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 85162137, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE OF GARAGE SPACE 1825, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AND AMENDMENTS THERE TO.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s) 14-32-414-071-1007
Property address: 1825 N. Dayton, Chicago, IL 60614

FIDELITY NATIONAL TITLE

OC 24001082

1071

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DATED this 6th day of FEBRUARY, 2024.

Deborah J. Davis
Deborah J. Davis

WARRANTY DEED

Statutory (Illinois)

District of Columbia

State of _____, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Deborah J. Davis



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 6th day of FEBRUARY, 2024.

Commission expires
06/14/2027

Geneva M. Henderson

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Thomas Magarian
The Law Offices of Thomas Magarian P.C.
2623 W. Winnemac Ave, Suite 100
Chicago, IL 60625



UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

23-Feb-2024



| | |
|------------------|--------|
| COUNTY: | 275.00 |
| ILLINOIS: | 550.00 |
| TOTAL: | 825.00 |

14-32-414-071-1007

| 20240201637044 | 0-526-045-744

REAL ESTATE TRANSFER TAX

23-Feb-2024



| | |
|-----------------|------------|
| CHICAGO: | 4,125.00 |
| CTA: | 1,650.00 |
| TOTAL: | 5,775.00 * |

14-32-414-071-1007 | 20240201637044 | 0-752-800-304

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

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