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THIS DOCUMENT WAS PREPARED BY:

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 9:17 AM Pg: 1 of 4

Dec ID 20240301661579

ST/Co Stamp 0-825-419-312 ST Tax \$165.00 CO Tax \$82.50

City Stamp 1-268-999-728 City Tax \$1,732.50

Chicago Title

224 GSC 254 826LP

WARRANTY DEED

THIS INDENTURE is made as of this _____ day of February, 2024 by and between ASM 1419 State LLC, an Illinois limited liability company, of the City of Chicago, State of Illinois ("Grantor"), and Amira Danan as ~~an unlicensed lawyer~~ of the City of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Exhibit A attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 17-03-102-034-1021

Address of Real Estate: 1419 North State Parkway, Unit 505, Chicago, IL 60610

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX	25-Mar-2024
CHICAGO:	1,237.50
CTA:	495.00
TOTAL:	1,732.50 *

17-03-102-034-1021 | 20240301661579 | 1-268-999-728

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

REAL ESTATE TRANSFER TAX	25-Mar-2024
COUNTY:	82.50
ILLINOIS:	165.00
TOTAL:	247.50

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 22 day of ~~February~~ ^{March}, 2024.

ASM 1419 STATE LLC, an Illinois limited liability company

By: *Aaron S. Martell*
Aaron S. Martell, Managing Member

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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 Aaron S. Martell, 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 it signed, sealed and delivered this said instrument as its 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 22 ^{March} day of ~~February~~, 2024.

Doris Kay Brubaker
Notary Public

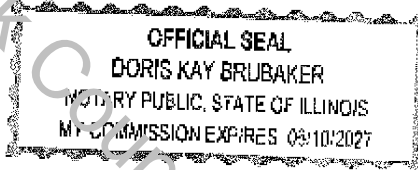
Commission expires:

Send Subsequent Tax Bills To:

Amira Danan
1419 N. State Pkwy.
Apt. 505
Chicago, IL 60610

After Recording Return To:

Amira Danan
1419 N. State Pkwy.
Apt. 505
Chicago, IL 60610



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GSC254829LP

For APN/Parcel ID(s): 17-03-102-034-1021 and 17-03-102-034-1034

UNITS 505 AND 128 IN 1419 NORTH STATE PARKWAY CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 5 FEET OF LOT 28 AND ALL OF LOT 29 AND THE SOUTH 20 FEET OF LOT 30, IN BLOCK 3 IN THE CATHOLIC BISHOP OF CHICAGO LAKE SHORE DRIVE ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1419 NORTH STATE PARKWAY RECORDED AS DOCUMENT NUMBER 25171568 AS AMENDED AND RESTATED BY DECLARATION RECORDED MARCH 20, 2008 AS DOCUMENT 0808016020 AND RERECORDED APRIL 2, 2008 AS DOCUMENT 0809322034, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office