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WARRANTY DEED

Doc#, 2412014003 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 4/29/2024 9:05 AM Pg: 1 of 3

Dec ID 20240401685834 ST/Co Stamp 0-025-948-464 ST Tax \$1,167.50 CO Tax S583.75 City Stamp 2-123-100-464 City Tax \$12,258.75

Nicholas Yassax. as Trustee of the Nicholas Yassan Trust dated February 23. 2009, 1931 West Montrose Avenue, Chicago, IL 60613 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to George Barsa and Hala Alamir, husband and wife, 3660 North Lake Shore Drive, Unit 4413, Chicago, IL 60613 ("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 14-17-406-007-0000

Address of Real Estate: 928 West Cullom Avenue, Chicago, IL 60613

FIRST AMERICAN TITLS FILE # <u>06/0472240</u>

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SUBJECT TO: covenants, conditions, and restrictions of record and building line; and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Dated: 4125, 2024
Nicholas Yassan, as Trustee of the Nicholas Yassan Trust dated February 23. 2009
STATE OF) COUNTY OF (OUN)
ACKNOWLEDGMENT
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY
CERTIFY, that Nicholas Yassan, as Trustee of the Nicholas Yassan Trust dated February 23. 2009 is 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 and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.
and small manufactured and free take volument, as it for the uses the purposes more ser form.
Given under my hand and under this seal this
GREGORY A BRAUN Official Seal Notary Public - State of Illinois My Commission Expires Aug 3, 2024 Notary Public
Commission expires: Prepared By: Gregory A. Braun, Esq.
Prepared By:
Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618
Return to after recording and Name and Address of Taxpayer: George Barsa and Hala Alamir 928 West Cullom Avenue Chicago, IL 60613

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LEGAL DESCRIPTION

Legal Description: LOT 5 IN BUENA PARK SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF LOT 16, SOUTH OF THE NORTHWESTERLY 1.735 CHAINS THEREOF AND OF THE NORTH HALF OF LOT 15 IN HUNDLEY'S SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-17-406-007-0000

Property Address: 928 W Cullom Ave, Chicago, Illinois 60613

Proberty of Cook County Clark's Office