

UNOFFICIAL COPY

Saturn Title LLC
2437545

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Doc#: 2412724020 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/6/2024 9:12 AM Pg: 1 of 4

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Dec ID 20240401689321
ST/Co Stamp 1-317-726-512 ST Tax \$335.00 CO Tax \$167.50
City Stamp 2-005-002-544 City Tax \$3,517.50

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Lisa A. Allison, Divorced and not since remarried and Mark D. Preston, Divorced and not since remarried of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Mansur Khamitov and Dilara Khamitova, husband and wife of 1531 S. Coleman

Bloomington, IN 47401
 NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A


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


Subject, however, to the general taxes for the year of 2023 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 14-28-207-004-1559 & PIN#

Property Address: 2800 N. Lake Shore Dr., Unit 3603, Chicago, IL 60657

Dated 4-9-2024



Lisa A. Allison


Mark D. Preston

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OH
STATE OF ILLINOIS)
COUNTY OF Portage) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lisa Allison 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 acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal, this 9th day of April, 2024.

[Signature]
Notary Public

My commission expires: 03/05/2028



ANDREW DENNIS LUSK
Notary Public
State of Ohio
My Comm. Expires
March 5, 2028

THIS DOCUMENT PREPARED BY:
Anthony Nicpon
6650 N. Northwest Hwy., Suite 207
Chicago, IL 60631

MAIL TAX BILL TO:
Mansur Khamitov and Dilara Khamitova
1531 S. Coleman Ct
Bloomington, IN 47401

MAIL RECORDED DEED TO:
Mansur Khamitov and Dilara Khamitova
1531 S. Coleman Ct.
Bloomington, IN 47401

Property of Cook County Clerk's Office

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NOTARY

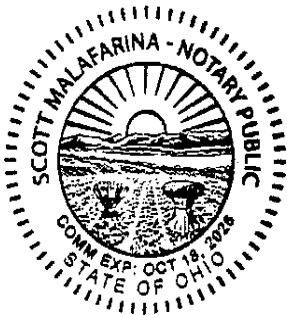
STATE OF Ohio)
)
 COUNTY OF Summit) SS.

I, Scott Malafarina

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HERBY CERTIFY THAT Mark Preston

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) SUBSCRIBED TO THE FORGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER/THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 12 DAY OF April, 20 24.



Scott Malafarina
 NOTARY PUBLIC

COMMISSION EXPIRES: 10/18/2024

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EXHIBIT A

Legal Description: **UNIT NUMBER 3603, IN 2800 LAKE SHOE DRIVE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL) THE SOUTH 60 FEET (EXCEPT THE WEST 400 FEET THEREOF) OF LOT 5 AND LOT 7 (EXCEPT THE WEST 400 FEET THEREOF), IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PREMISES BEING OTHERWISE DESCRIBED AS FOLLOWS:**

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 7, 400 FEET EAST OF THE WEST LINE THEREOF (SAID WEST LINE BEING COINCIDENT WITH THE WEST LINE OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 28 AFORESAID) THENCE NORTH PARALLEL WITH THE WEST LINE OF LOTS 6 AND 7 AFORESAID 199.3 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 TO THE DIVIDING OR BOUNDARY LINE BETWEEN THE LANDS OF LINCOLN PARK COMMISSIONERS AND THE LANDS OF SHORE OWNERS AS ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY OF ILLINOIS, ENTERED ON OCTOBER 31, 1904 IN CASE NUMBER 256836 ENTITLED "AUGUSTA LEHMANN AND OTHERS AGAINST LINCOLN PARK COMMISSIONERS" BEGINNING THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE TO THE SOUTH LINE OF SAID LOT 7 AND RUNNING THENCE WEST ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR 2800 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1973 AND KNOWN AS TRUST NUMBER 45204, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR3096368, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS

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