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WARRANTY DEED

1 of 1
TRULY
TITLE
2404912 20

Doc#: 2412902188 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/8/2024 10:57 AM Pg: 1 of 3

Dec ID 20240401687538
ST/Co Stamp 1-802-262-832 ST Tax \$450.00 CO Tax \$225.00
City Stamp 0-348-821-808 City Tax \$4,725.00

Above space for Recorder's use only

THE GRANTORS, ADEL NASHED and NABILA NASHED, married to each other, of the City of Huntington Beach, Orange County, State of California, for and in consideration of (\$10.00) TEN and NO/100th DOLLARS, in hand **CONVEY and WARRANT to ANDREW CHASE BEHMOLEAS, an unmarried person,** of 4290 NW 66th Place, Boca Raton, FL 33496, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

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, so long as they do not interfere with the current use and enjoyment of the real estate; terms, covenants, and conditions of the declaration and by-laws and all amendments thereto; public and utility easements including any easements established by or implied from the declaration and by-laws or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act.

Address of Real Estate: 545 N. Dearborn Street, Unit 2607, Chicago, Illinois 60654

Permanent Index Number (PIN): 17-09-241-036-1191

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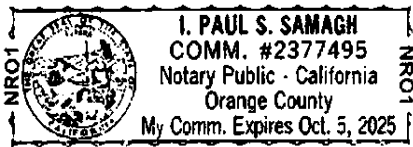
Dated this 24th day of April 2024.

Adel Nashed (Seal)
ADEL NASHED

Nabila Nashed (Seal)
NABILA NASHED

State of California - Orange County - ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY **ADEL NASHED and NABILA NASHED**, married to each other, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 24th day of April 2024.



[Signature]
NOTARY PUBLIC

This instrument was prepared by:
Ms. Joanne Gleason, Esq., Law Office of Joanne Gleason, 923 Carswell Avenue, Elk Grove Village, Illinois 60007 - (847) 421-3900

Upon recording mail to:
Lisa J Sawl
191 N Wacker Drive
3rd Floor
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:
Andrew Chase Behrman
4290 NW 66th Plave
Boca Raton, FL 33496

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EXHIBIT A Legal Description

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:

PARCEL 1:

UNIT W2607, IN THE RESIDENCES AT GRAND PLAZA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 4A AND 4B, IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION, BEING A RESUBDIVISION OF ALL OF BLOCK 25, IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO, IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY, 18 FEET WIDE, IN SAID BLOCKS 16 AND 25 HERETOFORE DESCRIBED, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2003 AS DOCUMENT NO. 0336327024 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 26, 2005, AS DOCUMENT 0529910137, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN ARTICLE 3.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3, 2005 AS DOCUMENT 0521518064.

PIN: 17-09-241-036-1191