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Doc#: 2413626171 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/15/2024 11:45 AM Pg: 1 of 3

Dec ID 20240501696683
ST/Co Stamp 0-046-332-208 ST Tax \$163.50 CO Tax \$81.75
City Stamp 0-378-927-408 City Tax \$1,716.75

CT 24GNW772179PK
WARRANTY DEED

AFTER RECORDING MAIL TO:

93 Shorewood Dr
Glendale Heights, IL
60139

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

OS Solutions LLC
93 Shorewood Dr
Glendale Heights, IL 60139

THE GRANTOR: Roshan Iftikhar, _____ of 6134 N. Damen Ave.,
Unit 2B, Chicago, IL 60659, for and in consideration of TEN AND 00/100THS (\$10.00)
DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND
WARRANTS to OS Solutions LLC, an _____ limited liability company,
created and existing under and by virtue of the laws of _____ and
duly authorized to transact business in the State of Illinois, of _____
_____, to have and to hold, the following described Real Estate, situated in the
County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 6134 N. Damen Ave., Unit 2B, Chicago, IL 60659
PIN: 14-06-121-011-1036

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

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and
easements, if any, provided they do not interfere with the current use and enjoyment of the real
estate; and general real estate taxes not due and payable at the time of closing.

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LEGAL DESCRIPTION

Order No.: 24GNW772179PK

For APN/Parcel ID(s): 14-06-121-011-1036

PARCEL 1:

UNIT NO. 2-B, BUILDING CT-2, IN THE NORWOOD COURTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 3 FEET OF LOTS 1 AND 6 AND ALL OF LOTS 2 TO 5 IN NORWOOD COURTS SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT .A. TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25211651, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENTS RECORDED AS DOCUMENT NO. 15925348 AND 1597209 AND IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25211651, IN COOK COUNTY, ILLINOIS.

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