



2413718012

Doc# 2413718012 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/16/2024 10:05 AM

PAGE: 1 OF 3

1/ Chicago Title
1/2 24002050 NC

WARRANTY DEED

The Grantors, Bahar Hesabi and Matthew Evans, wife and husband, as joint tenants, of the City of Naperville, County of DuPage, State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to Perry Kubala and Parker St. John, of CHICAGO IL, Illinois, as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as JOINT TENANTS, the following described Real Estate situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold said premises as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever:

For Legal Description see Exhibit "A" attached hereto and made a part hereof

Subject to: general real estate taxes not due and payable; covenants, conditions, and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws.

Property Index Numbers: 14-31-318-013-1002 & 14-31-318-013-1051

Address of real estate: Unit 102 and Parking P-15, 1751 N. Western Avenue,
Chicago, Illinois 60647.

Dated this 15th day of April, 2024

Bahar Hesabi

Matthew Evans

S ✓
P 3
S ✓
SC ✓
INT ✓

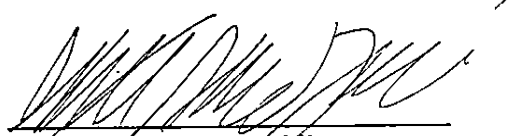
UNOFFICIAL COPY

State of Illinois)
) SS
County of DuPage)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Bahar Hesabi and Matthew Evans, personally known to me to be the same persons whose names are 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.

Given under my hand and official seal, this 15th day of

April, 2024.


Notary Public

My Commission Expires: October 18, 2027




This instrument was prepared by William H. Rosen, Esq., 826 Smoke Tree Road, Deerfield, Illinois 60015



Return To:

Namit Bammi
Bammi Law Group LLC
203 N. LaSalle Street
Suite 2100
Chicago, Illinois 60601

Send Subsequent Tax Bills To:

Perry Kubala & Parker St. John,
1751 N. Western Avenue
Unit 102
Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		08-May-2024
	CHICAGO:	3,386.25
	CTA:	1,354.50
	TOTAL:	4,740.75
14-31-318-013-1002 20240401677792 1-095-588-144		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		08-May-2024
	COUNTY:	225.75
	ILLINOIS:	451.50
	TOTAL:	677.25
14-31-318-013-1002 20240401677792 1-300-158-768		

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Exhibit "A"

UNIT 102 AND PARKING P-15 IN THE ELECTRIC COMPANY LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3 AND 4 BOTH INCLUSIVE, THE SOUTH 93 FEET OF LOTS 5 AND 6 AND THE WEST ½ OF THE VACATED ALLEY EAST AND ADJOINING LOTS 1 TO 4 AND THE EAST 1/2 OF THE VACATED ALLEY WEST AND ADJOINING THE SOUTH 93 FEET OF LOTS 5 AND 6 (EXCEPTING THEREFROM THAT PART OF LOTS 1 TO 4 BOTH INCLUSIVE, WHICH LIES WEST OF A LINE 50 FEET EAST OF THE WEST LINE OF SECTION 31 AS PER DOCUMENT NUMBER 10714010) IN BLOCK 2 OF ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 LYING WEST OF MILWAUKEE AVENUE IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97286061, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Legal Description For: Unit 102 and Parking P-15, 1751 N. Western Avenue,
Chicago, Illinois 60647

Property Index Numbers: 14-31-318-013-1002 & 14-31-318-013-1051