

# UNOFFICIAL COPY

**GIT**

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**WARRANTY DEED  
ILLINOIS STATUTORY**

Doc#: 2413826179 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/17/2024 12:13 PM Pg: 1 of 3

**MAIL TO:**

Peterson Andrade Arruda  
600 N. Fairbanks Ct., Unit 1905  
Chicago, Illinois 60611

Dec ID 20240501697211  
ST/Co Stamp 0-523-630-896 ST Tax \$615.00 CO Tax \$307.50  
City Stamp 1-328-937-264 City Tax \$6,457.50

**NAME & ADDRESS OF TAXPAYER**

Peterson Andrade Arruda  
600 N. Fairbanks Ct., Unit 1905  
Chicago, Illinois 60611

THE GRANTOR, **Ansir Junaid**, a married man as his sole property, of 600 N. Fairbanks Ct., Unit 1905, Chicago, Illinois 60611, for and in consideration of TEN and 00/100 DOLLARS, and other good and VALUABLE CONSIDERATION in hand paid, CONVEY(S) AND WARRANT(S) to **Peterson Andrade Arruda**, a single man, of 727 W. Madison #1014, Chicago, IL. 60661, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO**

TO HAVE AND TO HOLD the above granted premises unto the party of the second part forever, as FEE SIMPLE.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not Homestead Property.

Permanent Index Number(s): **17-10-206-035-1053 and 17-10-206-035-1301**

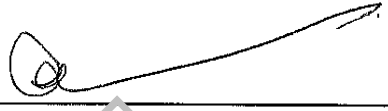
Commonly Known As: **600 N. Fairbanks Ct., Unit 1905, Chicago, Illinois 60611**

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Dated this 7<sup>th</sup> day of MAY, 2024.

**GRANTOR**

**Ansir Junaid**

  
\_\_\_\_\_

STATE OF OHIO }

COUNTY OF CUYAHOGA }

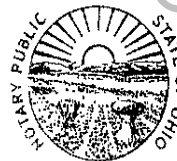
I, the undersigned, MARIA T. HURST, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Ansir Junaid**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he sealed and delivered the foregoing instrument as his free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 7<sup>th</sup> day of MAY, 2024.

SEAL:

  
\_\_\_\_\_  
Notary Public

My Commission expires on JUNE 24, 2027



MARIA T HURST  
Notary Public  
State of Ohio  
My Comm. Expires  
June 24, 2027

**Prepared by:**

**Northstone Law LLC  
Attn: Allison L. Naylor, Esq.  
1016 W. Jackson Blvd., Ste. 509  
Chicago, IL 60607**


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## EXHIBIT "A"

UNIT 1905 AND PARKING SPACE P12-20 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 600 NORTH FAIRBANKS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0730615045, AS AMENDED, IN THE OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Property address: 600 North Fairbanks Court, Unit 1905, Chicago, IL 60611  
Tax Number: 17-10-206-035-1053

Property address: 600 North Fairbanks Court, Unit P12-20, Chicago, IL 60611  
Tax Number: 17-10-206-035-1301

REAL ESTATE TRANSFER TAX		14-May-2024
	CHICAGO:	4,612.50
	CTA:	1,845.00
	<b>TOTAL:</b>	<b>6,457.50 *</b>

17-10-206-035-1053 | 20240501697211 | 1-328-937-264

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		14-May-2024
	COUNTY:	357.50
	ILLINOIS:	615.00
	<b>TOTAL:</b>	<b>922.50</b>

17-10-206-035-1053 | 20240501697211 | 0-523-630-896