

24664878 UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED  
ILLINOIS STATUTORY

Doc#: 2415924104 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/7/2024 9:52 AM Pg: 1 of 3

Dec ID 20240601620113  
ST/Co Stamp 0-408-784-176 ST Tax \$625.00 CO Tax \$312.50  
City Stamp 0-677-219-632 City Tax \$6,562.50

THE GRANTOR(S), Abhinav Brahmamdam, a single man, of 3713 N. Sheffield Ave., Unit 3, Chicago, IL 60613, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, convey(s) and warrant(s) to David Gregory Fliszar and Avis, Murphy Fliszar, as Trustees of the Fliszar Family Trust dated August 20, 2021 of 1531 Shelle St Manhattan Beach to have and to hold, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

# 90066

SEE ATTACHED LEGAL DESCRIPTION

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.

Permanent Real Estate Index Number(s): 14-20-220-038-1003

Address of Real Estate: 3713 N. Sheffield Ave., Unit 3, Chicago, IL 60613

Public of Cook County Clerk's Office

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Dated this 3rd day of JUNE, 2024.

**X** Abhinav Brahmamdam  
Abhinav Brahmamdam

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Abhinav Brahmamdam**, personally known to me to be the 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 her/his/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 official seal, this 3rd day of JUNE, 2024.

Mary M  
(Notary Public)

**Prepared By:**  
**MORTON RUBIN**  
Attorney at Law  
3330 Dundee Rd., Suite C-4  
Northbrook, IL 60062



**After Recording Mail To:**

Amy Felton Law  
332 Linden Ave  
Oak Park IL 60302

**Name and Address of Taxpayer:**

Dave Fliszar  
3713 N. Sheffield Ave., Unit 3, Chicago, IL 60613

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 24GND878404NB

For APN/Parcel ID(s): 14-20-220-038-1003

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PARCEL 1:

UNIT 3 IN THE 3713 NORTH SHEFFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 1/2 OF LOT 11 IN BLOCK 5 IN BUCKINGHAM 2ND ADDITION TO LAKEVIEW IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 30, 2002 AS DOCUMENT NUMBER 0020126623 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020126623.

Property of Cook County Clerk's Office