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WARRANTY DEED

Doc#: 2416914717 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/17/2024 4:21 PM Pg: 1 of 3

Dec ID 20240601629642
ST/Co Stamp 1-923-456-304 ST Tax \$288.00 CO Tax \$144.00
City Stamp 0-817-683-760 City Tax \$3,024.00

THE GRANTORS

(The space above for Recorder's use only)

Mohammad Sharifi and Debbora M. Sharifi, Husband and Wife, of the Village of Bloomingdale, County of DuPage, State of Illinois for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **Dora Lin, a single woman and Sherry Lin, a married woman of Chicago, IL + Potomac MD**, not in Tenancy in Common, but in **JOINT TENANCY**, in the following described Real Estate situated in Cook County, Illinois, commonly known as 1620 South Michigan Avenue, Unit 612 and P109, Chicago, IL 60616, legally described as:

Situated in the County of Cook, State of Illinois, to wit:

UNIT 612 AND P-109 IN THE 1620 S MICHIGAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

Parcel 1: The North 25.00 feet of Lot 3 in Block 3 in Clarke's Addition to Chicago of part of the Southwest fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: That part of Lot 3 in Block 3 in Clarke's Addition to Chicago in the Southwest Fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at a point on the West line of Michigan Avenue, 25.00 feet South of the North line of said Lot 3; thence South along the West line of Michigan Avenue to the South line of Lot 3; thence North along the West line of said Lot to a point 25.00 feet South of the North line of said Lot 3; thence East along a line parallel with the North line of said Lot 3 to the point of beginning, in Cook County, Illinois.

Parcel 3: All of Lot 4 and that part of Lot 5 lying North of the South 50.65 feet of said Lot 5 in Block 3 in Clarke's Addition to Chicago in the Southwest Fractional 1/4 of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4: The North 28.15 feet of the South 50.65 feet of Lot 5 in Block 3 in Clarke's Addition to Chicago in the Southwest Fractional 1/4 of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5: Lot 6 in Block 3 in Clarke's Addition to Chicago in the Southwest Fractional 1/4 of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6: The North 3 feet of Lot 31 in Dexter Subdivision of Block 4 in the Assessor's Division of the Southwest Fractional 1/4 of Section 22 aforesaid, in Cook County, Illinois.

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Parcel 7: The South 22 1/2 feet of Lot 5 in Block 3 in Clarke's Addition to Chicago in the Southwest Fractional 1/4 of Section 22 aforesaid, all in Cook County, Illinois

Parcel 8: The South 22 feet of Lot 31 and the North 1.5 feet of Lot 30 in S. N. Dexter's Subdivision of Block 4 of Assessor's Division of the Southwest 1/4 of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;



Which survey is attached to the Declaration of Condominium recorded as document 0621539044, together with an undivided percentage interest in the common elements.


SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for and subsequent years.

Permanent Index Number (PIN): 17-22-301-065-1090 and 17-22-301-065-1356

Address(es) of Real Estate: 1620 South Michigan Avenue, Unit 612 and P109, Chicago, IL 60616

The Grantors 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, not in Tenancy in Common but in **JOINT TENANCY** forever.

REAL ESTATE TRANSFER TAX		17-JUN-2024	
		COUNTY:	144.00
		ILLINOIS:	288.00
		TOTAL:	432.00
17-22-301-065-1356		20240601629642	1-817-683-760

REAL ESTATE TRANSFER TAX		17-JUN-2024	
		CHICAGO:	2,160.00
		CTA:	864.00
		TOTAL:	3,024.00*
17-22-301-065-1356		20240601629642	0-817-683-760

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

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Dated this 13th day of June, 2024

Mohammad Sharifi (SEAL)
Mohammad Sharifi

Debbora M. Sharifi (SEAL)
Debbora M. Sharifi

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 Mohammad Sharifi and Debbora M. Sharifi personally known to me to be the same persons whose names subscribed in 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.

Given under my hand and official seal this 7th day of June, 2024.



Jenna M. Ermilio
NOTARY PUBLIC
Commission expires 1-5-2025

This instrument was prepared by: Frank Fanella, Frank M. Fanella, 1771 Bloomingdale Road, Glendale Heights, Illinois 60139

MAIL TO:

Aaron Giorgi
Attorney at Law
444 N. Michigan Ave.,
Suite 1200
Chicago, Illinois 60611

SEND SUBSEQUENT TAX BILLS TO:

Dora Lin and Sherry Lin
1620 South Michigan Avenue
Unit 612
Chicago, IL 60616