

UNOFFICIAL COPY

WARRANTY DEED

Prepared By:

Tietz Law Firm
2445 Dean Street, Suite 1D
St. Charles, IL 60175

Doc#: 2416924317 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/17/2024 1:56 PM Pg: 1 of 3

Dec ID 20240601622884

ST/Co Stamp 1-981-324-592 ST Tax \$329.00 CO Tax \$164.50

City Stamp 1-040-866-608 City Tax \$3,454.50

Return To:

PATRICIA HERNANDEZ
2001 S CALUMET AVE #
CHICAGO IL 60616 Unit 503

Send Tax Bill To:

PATRICIA HERNANDEZ #
2001 S. Calumet Avenue, Unit 503
Chicago, IL 60616

GRANTOR, PEYMAN PAHLAVAN, married to Afsoon Karimi, of the City of Darien, DuPage County, Illinois, for and in consideration of TEN and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, CONVEYS and WARRANTS to:

GRANTEE, PATRICIA HERNANDEZ, of 314 HORTICK RD RIVERSIDE IL 60546
the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

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

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

Permanent Real Estate Index Number: 17-22-316-007-1038 and 17-22-316-007-1064

Address of Real Estate: 2001 S. Calumet Avenue, Unit 503, Chicago, IL 60616



DATED: 6/17/24

PEYMAN PAHLAVAN

AFSOON KARIMI

FIDELITY NATIONAL TITLE
OC24007556


UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF DeKalb)

I, the undersigned, a Notary Public in and for this County and State, **DO HEREBY CERTIFY** that **PEYMAN PAHLAVAN** and **AFSOON KARIMI** are personally known to me to be the same persons whose names are subscribed to this instrument, appeared before me this day in person and acknowledged that they executed this instrument as their free and voluntary act as and for the purposes set forth herein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 1 day of June, 2024.





Notary Public

LEGAL DESCRIPTION:

UNIT NUMBER 503 AND PARKING UNIT NUMBER P-4 IN THE 2001 S. CALUMET CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 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 OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 6, 2002 AS DOCUMENT NUMBER 0021228263 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

14-Jun-2024



COUNTY:	164.50
ILLINOIS:	329.00
TOTAL:	493.50

17-22-316-007-1038

| 20240601622884 | 1-981-324-592

REAL ESTATE TRANSFER TAX

14-Jun-2024



CHICAGO:	2,467.50
CTA:	987.00
TOTAL:	3,454.50 *

17-22-316-007-1038 | 20240601622884 | 1-040-866-608

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

Property of Cook County Clerk's Office