

UNOFFICIAL COPY

INDEPENDENT ADMINISTRATOR'S DEED



\*2417820479\*

MAIL RECORDED DEED TO:  
Robin S. King 265 Eaton St.  
Northfield, IL 60093

Doc# 2417820479 Fee \$88.00

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

COOK COUNTY CLERK'S OFFICE

DATE: 6/26/2024 2:29 PM

PAGE: 1 OF 6

MAIL FUTURE TAX STATEMENTS TO:

Sawleh M. Waraich  
1403 S. Prairie Ave.  
Chicago, IL 60605

THE GRANTOR, **Rochelle Davison**, as Independent Administrator of the Estate of **Gregory Louis Davison**, deceased, by virtue of letters of office still in effect issued to the Independent Administrator by the Probate Division of the Circuit Court of Cook County, State of Illinois, in Case Number 2024 P 001452, for and in consideration of Eight Hundred Fifty Two Thousand Five Hundred Dollars and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to **Sawleh M. Waraich**, of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of **COOK**, in the State of Illinois, to wit:

See Attached Exhibit A for Legal Description

Property Index Number: 17-22-110-035-1002  
Commonly known as: 1403 S. Prairie Avenue, Chicago, IL 60605

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through grantees; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable.

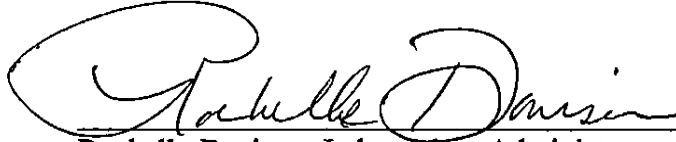
The Grantor expressly releases and waives any and all rights of homestead in the property.

Chicago Title 24659853112 LP 10 1 55

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Dated this 15<sup>th</sup> day of June, 2024.

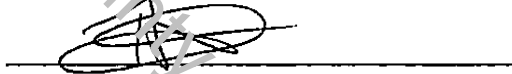


Rochelle Davison, Independent Administrator of the Estate of Gregory Louis Davison, deceased

STATE OF GEORGIA        )  
  )  
  )        ss.  
COUNTY OF FULTON     )

I, the undersigned, a Notary Public in and for said County, in the State of Georgia, do hereby certify that **Rochelle Davison** is 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 signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

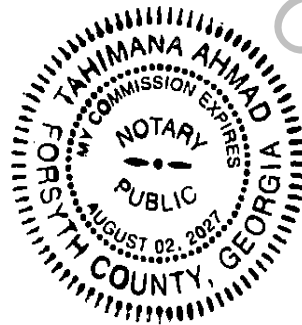
Given under my hand and official seal this 15 day of 06, 2024.



Notary Public  
Commission Expires on: 08/02/2027

**NAME and ADDRESS OF PREPARER:**

Nicole M. Soltanzadeh, Esq.  
The Law Office of Nicole M. Soltanzadeh, LLC  
20 North Clark Street, Suite 3300  
Chicago, Illinois 60602



Property of Cook County Clerk's Office

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## EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 24GSA853112LP

For APN/Parcel ID(s): 17-22-110-035-1002

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PARCEL 1:

UNIT A-2 IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 07 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF SAID LOT 1 FOR A DISTANCE OF 56.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE 68.00 FEET THEREON TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 175.0 FEET TO THE NORTH LINE OF LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG SAID NORTH LINE 75.0 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF LOT 2 AFORESAID 175.0 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE 75.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95150205, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96318235, AS AMENDED BY THE CORRECTION TO DECLARATION RECORDED IN THE RECORDER'S OFFICE ON MAY 21, 1996,

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
(continued)

AS DOCUMENT NUMBER 96385673, AND AMENDED BY THE FIRST AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 25, 1996 AS DOCUMENT NUMBER 96895524, AND AMENDED BY THE SECOND AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON DECEMBER 1, 1997 AS DOCUMENT NUMBER 97895567, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.



PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035.

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| REAL ESTATE TRANSFER TAX  | 24-Jun-2024 |
|---|-------------|
|  |             |
|  |             |
| COUNTY:   | 426.25      |
| ILLINOIS:   | 852.50      |
| TOTAL:  | 1,278.75    |
| 17-22-110-035-1002   20240601634493   1-010-090-800                                 |             |

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**REAL ESTATE TRANSFER TAX** 24-Jun-2024

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|                 |            |
|-----------------|------------|
| <b>CHICAGO:</b> | 6,393.75   |
| <b>CTA:</b>     | 2,557.50   |
| <b>TOTAL:</b>   | 8,951.25 * |



17-22-110-035-1002 | 20240601634493 | 1-068-155-696

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