

WARRANTY DEED

CA 2257001 LA 1/2103325 SM



10312834

THE GRANTOR, DIANA TERRELL, WILLIAM F. McMAHON and AUDREY C. McMAHON, of the City of Chicago, County of Cook, State of Illinois for consideration of TEN and NO/100's DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to EZATTOLLAH ESHAGHI a married person, 7507 North Rockwell, Chicago, Illinois 60645

the following described Real Estate (see reverse side for legal description) situated in the County of Cook in the State of Illinois.

2/5H

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

SUBJECT TO: (a) general taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any.

Permanent Real Estate Index Number(s): 10-25-404-047-0000

Address(es) of Real Estate: 7512 North Rockwell, Chicago, Illinois 60645

DATED this 6th day of April, 2001.

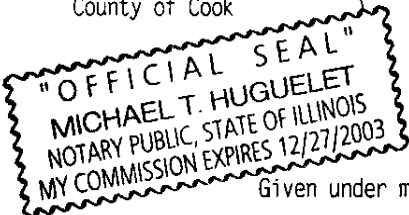
Diana Terrell (SEAL)  
DIANA TERRELL

William F. McMahon (SEAL)  
WILLIAM F. McMAHON

Audrey C. McMahon (SEAL)  
AUDREY C. McMAHON

State of Illinois )  
                          )ss:  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that DIANA TERRELL, WILLIAM F. McMAHON AND AUDREY C. McMAHON, personally known to me to be the same persons whose names subscribed to 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 6th day of April, 2001

Michael Huguelet  
NOTARY PUBLIC

My Commission Expires:

This instrument was prepared by: Michael T. Huguelet, 10125 S. Roberts Road, Palos Hills, IL 60465

BOX 333-CT1

# UNOFFICIAL COPY

## LEGAL DESCRIPTION OF PROPERTY

LOTS 5 AND 6 IN BLOCK 2 IN ENGEL'S NEW HOWARD AVENUE SUBDIVISION IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-25-404-047-0000


C/K/A 7512 NORTH ROCKWELL, CHICAGO, ILLINOIS 60645

MAIL TO: HUGH D. HOWARD, ESQ.  
100 W. Monroe Street  
Suite 1300  
Chicago, IL 60603


SEND SUBSEQUENT TAX BILLS TO:

Mr. Hazattollah Eshaghi  
7512 North Rockwell  
Chicago, Illinois 60645


Property of Cook County Clerk's Office

STATE TAX  
  
APR. 10. 01  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000006284  
REAL ESTATE TRANSFER TAX  
0024900  
FP 102808

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
APR. 10. 01  
REVENUE STAMP

# 0000006271  
REAL ESTATE TRANSFER TAX  
0012450  
FP 102802

CITY TAX  
CITY OF CHICAGO  
  
APR. -9. 01  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003727  
REAL ESTATE TRANSFER TAX  
0186750  
FP 102805

0010312834