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UNOFFICIAL COPY

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WARRANTY DEED

18070064 50 001 Page 1 of 2  
2000-02-14 14:27:50  
Cook County Recorder 23.50



THE GRANTOR, *Hadi Seyf Tolooi*, divorced and not since remarried, of 7257 North Campbell Avenue, Unit A, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS to *John Ngo and Tina Hoang*, of 5823 North Paulina Avenue, Chicago, Illinois, not as tenants in common and not as tenants by the entirety, but as JOINT TENANTS, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions, restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessment or improvements heretofore completed; general taxes for the year 1999 and subsequent years

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, not in tenancy by the entirety, but in joint tenancy forever.

Address of Real Estate: 7257 North Campbell Avenue, Unit A, Chicago, Illinois, 60645

Permanent Real Estate Index Number: 10-25-428-067-000

DATED this 31st day of January, 2000

*Hadi Seyf Tolooi*  
HADI SEYF TOLOOI

*[Handwritten initials]*

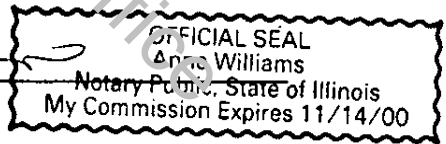
State of Illinois  
County of Cook

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that *Hadi Seyf Tolooi*, 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/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of January, 2000.

*Anne Williams*  
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY: Law Offices of Robert G. Guzaldo, Limited, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800

AFTER RECORDING, MAIL TO:

Marc W. Sargis, Esq.  
7366 North Lincoln Avenue  
Site 206  
Lincolnwood, Illinois 60646

SEND SUBSEQUENT TAX BILLS TO:

John Ngo  
Tina Hoang  
7257 North Campbell Avenue  
Unit A  
Chicago, Illinois 60645



ATGF, INC

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## LEGAL DESCRIPTION


PARCEL 1: THAT PART OF LOT 5 LYING WEST OF A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID LOT 5, WHICH IS 78.99 FEET EAST OF THE NORTHWEST CORNER THEREOF, TO A POINT IN THE SOUTH LINE OF SAID LOT 5, WHICH IS 83.83 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 5 (EXCEPT THE EAST 40.02 FEET THEREOF AS MEASURED ON THE NORTH AND SOUTH LINES OF SAID LOT 5); IN LAKEVIEW PARK, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 2: THE SOUTH 12.0 FEET AS MEASURED ON THE EAST AND WEST LINES OF THE EAST 34.0 FEET AS MEASURED ON THE NORTH AND SOUTH LINES OF LOT 5 IN LAKEVIEW PARK, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS BY LAKEVIEW PARK INCORPORATED, AN ILLINOIS CORPORATION, RECORDED JULY 15, 1959, AS DOCUMENT NO. 17598236 AND AS CREATED BY DEED FROM LAKEVIEW PARK INCORPORATED, AN ILLINOIS CORPORATION, TO IRA ROSENBERG AND DONNA G. ROSENBERG, HIS WIFE, RECORDED AS DOCUMENT NO. 17611334 FOR THE PURPOSES OF PASSAGE, USE AND ENJOYMENT, INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.


Address of Real Estate: 7257 North Campbell Avenue, Unit A, Chicago, Illinois 60645

Permanent Real Estate Index Number: 10-25-428-061-0000

<b>STATE OF ILLINOIS</b>	
	FEB. 10.00
STATE TAX	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000007542	0013800
	FP326652

<b>COOK COUNTY</b>	
REAL ESTATE TRANSACTION TAX	
	FEB. 11.00
COUNTY TAX	
REVENUE STAMP	
# 0000006546	0006900
	FP326665

<b>CITY OF CHICAGO</b>	
	FEB. 11.00
CITY TAX	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000004735	0090000
	FP326650

<b>CITY OF CHICAGO</b>	
	FEB. 11.00
CITY TAX	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000004736	0013500
	FP326650

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