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2239/0170 48 001 Page 1 of 4
2002-03-05 11:42:23
Cook County Recorder 27.00



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**



Property of Cook County Clerk's Office

1 of 2 22017317 ME 5265053

THE GRANTOR(S), Rehmat Ali and Anwar Ali of the Village of Morton Grove, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Amia Charania of 6908 N. Ridge Ave. Unit C, Chicago, County of Cook, Illinois 60645 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2001 and subsequent years, and building lines and easements


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


Permanent Real Estate Index Number(s): 11-31-120-030


Address(es) of Real Estate: 6908 N. Ridge Ave., #C, Chicago, Illinois 60645

Dated this 27th day of February, 2002

[Signature]
Rehmat Ali
[Signature]
Anwar Ali

STATE OF ILLINOIS	
STATE TAX	
	HAR. -1.02
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000023990	REAL ESTATE TRANSFER TAX
	0014900
	FP 102808

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	
	HAR. -1.02
REVENUE STAMP	
# 0000024057	REAL ESTATE TRANSFER TAX
	0007450
	FP 102802

CITY OF CHICAGO	
CITY TAX	
	HAR. -1.02
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000012150	REAL ESTATE TRANSFER TAX
	0111750
	FP 102805

BOX 333-CTI

40

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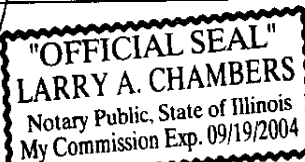
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rehmat Ali and Anwar Ali, personally known to me to be the same person(s) whose name(s) are 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 27th day of February, 2002

Larry A. Chambers (Notary Public)



Prepared By: Larry A. Chambers
Attorney at Law
3856 Oakton St.
Skokie, Illinois 60076

Mail To: AMIN CHARANIA 6908 N RIDGE AVE
#C
CHGO IL 60645

~~Borovsky & Ehrlich
205 N. Michigan Ave., 41st Floor
Chicago, Illinois 60601~~

Name & Address of Taxpayer:
Amin Charania
6908 N. Ridge Ave., #C
Chicago, Illinois 60645

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10/10/2010

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EXHIBIT A
Legal Description

PARCEL 1

THE WEST 19.83 FEET OF THE EAST 39.66 FEET OF THAT PART OF THE SOUTH 46.90 FEET OF THE NORTH 133.30 FEET, AS MEASURED AT THE RIGHT ANGLES, LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID NORTH 133.30 FEET, FROM A POINT ON SAID SOUTH LINE OF THE NORTH 133.0 FEET, WHICH IS 47.89 FEET WEST, AS MEASURED ALONG SAID SOUTH LINE OF THE WESTERLY LINE OF NORTH RIDGE BOULEVARD, OF THE EAST 175 FEET (MEASURED ON THE NORTH LINE OF LOT 1 AND THE SOUTH LINE OF LOT 2 TO A LINE RUNNING PARALLEL TO RIDGE BOULEVARD) OF LOTS 1 AND 2, IN SMITH'S ADDITION TO ROGERS PARK, A SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION FILED AS DOCUMENT NO. 1906258, IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

Rehmat Ali

, being duly sworn on oath, states that

resides at

9235 Nagle Ave., Morton Grove, IL

. That the

attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

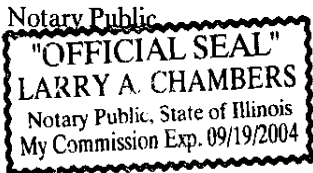
Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me

this 27th day of Feb., 2002.

Larry A. Chambers



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2025/03/15