

WARRANTY DEED
STATUTORY (ILLINOIS)

UNOFFICIAL COPY



Doc#: 0335601311
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 12/22/2003 12:20 PM Pg: 1 of 2

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, RONALD ALAN WARD, single, never married, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to GRANTEE:

KAVEH ZAMANIAN

World Title Guaranty, Inc
880 N. York Road
Elmhurst, IL 60126

The following described real estate:

WORLD TITLE # 105102 of 3

LOT 37 (EXCEPT THE SOUTH 2 FEET) AND LOT 38 (EXCEPT THE NORTH 18 FEET) IN THE SUBDIVISION OF LOTS 1 AND 2 IN SUPERIOR COURT PARTITION OF LOT 3 IN BARRON HEALD & OTHERS' SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Tax Index Number: 13-25-307-028
Property Commonly Known As: 2635 N. Mozart, Chicago, Illinois 60647

Subject only to general real estate taxes not yet due and payable at the time of closing, covenants conditions, and restrictions of record, building lines and easements, if any, hereby releasing and waiving all right under and by virtue of the homestead exemption laws of the State of Illinois.


TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: December 1, 2003

RONALD ALAN WARD

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. 11. 03


REVENUE STAMP

0000118449

REAL ESTATE TRANSFER TAX
00225.00
FP326670

STATE TAX

STATE OF ILLINOIS



DEC. 11. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000059309

REAL ESTATE TRANSFER TAX
00450.00
FP326669

UNOFFICIAL COPY

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 **RONALD ALAN WARD, single, never married**, 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, including the release and waiver of the right of homestead.

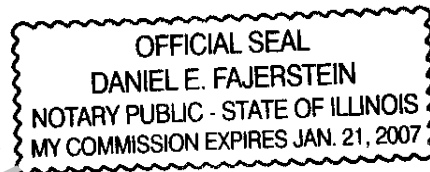
Given under my hand and notarial seal this 1st day of December, 2003.

[Handwritten Signature]

Notary Public

Mail tax bill to:

Kaveh Zamanian
2635 N. Mozart
Chicago, Illinois 60647



Mail recorded deed to:

Aaron Spivack, Esq.
811 W. Superior Street
Chicago, Illinois 60622

Prepared by:

Daniel E. Fajerstein, Esq.
500 Skokie Boulevard, Suite 350
Northbrook, Illinois 60062

City of Chicago
Dept. of Revenue
326731
12/19/2003 15:57 Batch 11893 80

Real Estate
Transfer Stamp
\$3,375.00



Property of Cook County Clerk's Office