

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



0405842095

Doc#: 0405842095  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/27/2004 10:18 AM Pg: 1 of 3

1097 LMD  
E Guarreno

Property of Cook County Clerk's Office

THE GRANTOR(S) Stephen L. Cohen and Judith Cohen, husband and wife of the Village of Niles, 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 Ashraf Umrani and SHAISTA UMRANI, his WIFE (GRANTEE'S ADDRESS) 6536 N. Seeley Avenue, Chicago, Illinois 60645

of the County of Cook, 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**

NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS

**SUBJECT TO:** general real estate taxes for 2003 and subsequent years, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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): 10-19-107-062-0000

Address(es) of Real Estate: 7128 Niles Ave., Niles, Illinois 60714

Dated this 31 day of JANUARY 2004.

Stephen L. Cohen

Judith Cohen

1-23-04  
VILLAGE OF NILES  
REAL ESTATE TRANSFER TAX  
7128 Niles Ave.  
12523 \$ 780.00

Box 3-33

ST 5057439  
CTI

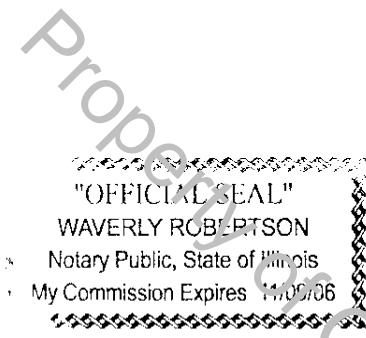
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stephen L. Cohen and Judith Cohen, husband and wife

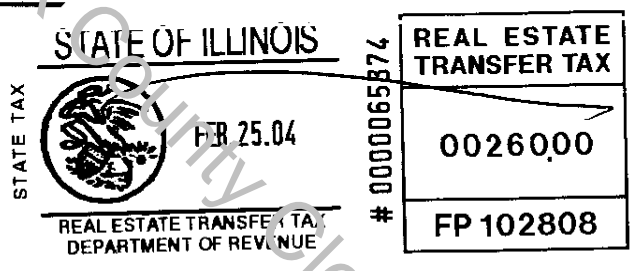
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31 day of JANUARY 2004



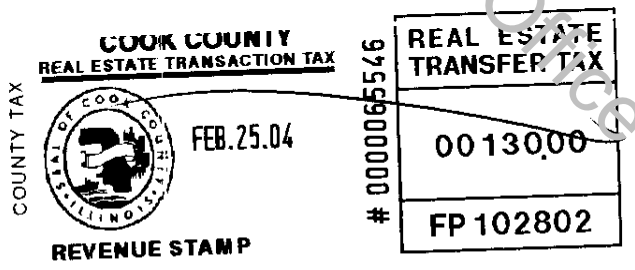
Waverly Robertson (Notary Public)

**Prepared By:** Stuart Shapiro, Esq  
180 N LaSalle Ste 2600  
Chicago, IL 60601



**Mail To:**  
 Reza Bin Asadi, Esq.  
 180 N. LaSalle, Ste. 2900  
 Chicago, Illinois 60601

**Name & Address of Taxpayer:**  
 Ashraf Umrani  
 7128 Niles Ave.  
 Niles, Illinois 60714



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## EXHIBIT "A"

### Legal Description

PARCEL 1: THE SOUTH 57.12 FEET OF LOT 18 (AS MEASURED ALONG THE WEST LINE THEREOF THE NORTH LINE OF SAID TRACT TAKEN AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 18) IN CHESTERFIELD NILES RESUBDIVISION UNIT 3 BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENT AND EXHIBIT "1" THERETO ATTACHED DATED MARCH 30, 1962 AND RECORDED AUGUST 31, 1962 AS DOCUMENT NUMBER 18479188 MADE BY EXCHANGE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 13, 1959 AND KNOWN AS TRUST NUMBER 9430 TO MARIAN E. PETTY, DATED JULY 14, 1965 AND RECORDED NOVEMBER 1, 1965 AS DOCUMENT NUMBER 19635422, FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS:

THE WEST 6.0 FEET OF LOT 18 (THE 6.0 FEET MEASURED AT RIGHT ANGLES TO WEST LINE OF SAID LOT 18) (EXCEPT THAT PART OF THE ABOVE FALLING IN TO PARCEL 1 AFORESAID) IN CHESTERFIELD RESUBDIVISION UNIT 3 AFORESAID.

ALSO

EASEMENT FOR INGRESS AND EGRESS AND PARKING OVER AND ACROSS: THE EAST 20.0 FEET OF LOT 18 (THE 20 FEET MEASURED AT RIGHT ANGLES TO EAST LINE OF SAID LOT 18) (EXCEPT THAT PART THEREOF FALLING IN PARCEL ONE AFORESAID) IN COOK COUNTY, ILLINOIS.

Clerk of Cook County Clerk's Office