



04162291830

Warranty Deed  
(ILLINOIS)

Doc#: 0416229183  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 06/10/2004 11:59 AM Pg: 1 of 5

ATT PETERSON SA 3394000 LND / 8 /

THE GRANTORS  
Fazlollah Sepahrokh and  
Marjaneh S. Sepahrokh,  
husband and wife,  
of the City of Wheaton,  
County of DuPage,  
State of Illinois for and in consideration of (\$10.00) TEN and 00/100 DOLLARS and other  
good and valuable consideration in hand paid, CONVEY and WARRANT to

**DAVID S. MORRIS**  
341 Pearl Street  
Cary, Illinois 60013

a single person, the following described Real Estate situated in the County of Cook in the State  
of Illinois, to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTION

Commonly Knows As: 1030 North State Street, Unit 9A  
Chicago, Illinois 60610 - 4714

P.I.N. 17-04-424-051-1009

SUBJECT TO: Easements of record and party-walls and party-wall agreements, if any; building,  
building line and use or occupancy restrictions, conditions and covenants of record, and building  
and zoning laws and ordinances; and roads, highways, streets, and alleys, if any.

BOX 333

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
 STATE TAX JUN.-4.04  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

000070783 #

REAL ESTATE TRANSFER TAX
0014400
FP 102808

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX JUN.-4.04  
 COUNTY TAX  
 DEPARTMENT OF REVENUE  
 REVENUE STAMP

000040000 #

REAL ESTATE TRANSFER TAX
0007200
FP 102802

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX JUN.-4.04  
 CITY TAX  
 DEPARTMENT OF REVENUE

000077718 #

REAL ESTATE TRANSFER TAX
0108000
FP 102805

# UNOFFICIAL COPY

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

Dated this 17<sup>th</sup> day of March, 2004.

Sellers:

Fazlollah Sepahrokh  
Fazlollah Sepahrokh

Marjaneh S. Sepahrokh  
Marjaneh S. Sepahrokh

Buyer:

David S. Morris  
David S. Morris

Property of Cook County Clerk's Office

# 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 Fazlollah Sepahrokh and Marjaneh S. Sepahrokh, personally known to me to be the same persons whose names are 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/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and official seal, this 17<sup>th</sup> day of March, 2004.

My commission expires:

*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC



This Instrument was prepared by: Fred A. Joshua  
KAMELI & ASSOCIATES, P.C.  
226 South State Street, Suite 2026  
Chicago, Illinois 60604

Mail subsequent tax bills to: David S. Morris  
1030 North State Street, Unit 9A  
Chicago, Illinois 60610 - 4714

Mail this Instrument to: Ms. Shawn M. Bolger  
Shawn M. Bolger, Limited  
10009 West Grand Avenue  
Franklin Park, Illinois 60131

# UNOFFICIAL COPY

**LEGAL DESCRIPTION:**

**PARCEL 1:**

UNIT 9A IN NEWBERRY PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 11 BOTH INCLUSIVE, AND VACATED ALLEY ADJACENT THERETO IN NEWBERRY ESTATE TRUSTEES SUBDIVISION OF LOT 5 IN BLOCK 16 IN BUSHNELLS ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BLOCK 5 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25773994 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25773375, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office