

UNOFFICIAL COPY



First American Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0523026045 Fee: \$28.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/18/2005 10:12 AM Pg: 1 of 3

FIRST AMERICAN TITLE
ORDER # 1158512

THE GRANTOR, Fereidoon M. Yarandi and Victoria G. Vahdani-Yarandi, husband and wife, as joint tenants, of Glenview, Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Mark Seals and Vada Seals, husband and wife, not as tenants in common, not as joint tenants, but as tenants by the entirety, with right of survivorship, of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

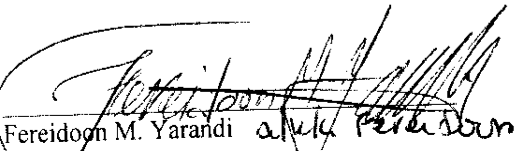
See Exhibit "A" attached hereto and made a part hereof

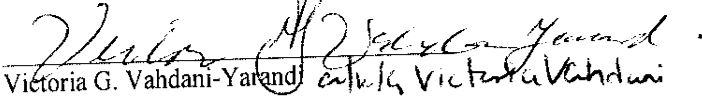
SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; General taxes for the years 2004, 2005 and subsequent years.

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 as joint tenants forever.

Permanent Real Estate Index Number: 17-10-107-009-0000
Address of Real Estate: 21 E. Huron # 3703, Chicago, Illinois 60610

Dated this 29th day of July, 20 05


Fereidoon M. Yarandi Fereidoon Yarandi


Victoria G. Vahdani-Yarandi Victoria Vahdani

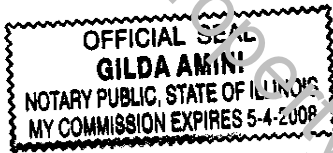


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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Fereidoon M. Yarandi and Victoria G. Vahdani-Yarandi, 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 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 29th day of July, 20 05.



[Signature]
(Notary Public)

Prepared by:

Gilda Amini
477 N. Canal Street
Chicago, IL 60610

Mail To:

Name and Address of Taxpayer:

COUNTY TAX

REVENUE STAMP

COOK COUNTY
REAL ESTATE TRANSACTION TAX

AUG. 11.05

0000014421

REAL ESTATE TRANSFER TAX
00935,00
FP 103028

STATE TAX

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

AUG. 11.05

0000014215

REAL ESTATE TRANSFER TAX
01870,00
FP 103027

CITY OF CHICAGO

REAL ESTATE TRANSACTION TAX REVENUE

AUG. 11.05

0000014421

REAL ESTATE TRANSFER TAX
14025,00
FP 102812

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: PARCEL 1: UNIT 3703 IN THE PINNACLE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE PINNACLE CONDOMINIUM WHICH PLAT OF SURVEY IS OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 120 FEET OF LOTS 9 AND 10 IN ASSESSOR'S DIVISION OF BLOCK 39 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

AND AS ATTACHED AS EXHIBIT "C": TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 0430644109, AS AMENDED FROM TIME TO TIME TOGETHER WITH THE UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED NOVEMBER 1, 2004 AS DOCUMENT NUMBER 0430644108 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF THE COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NO. P-401 AND P-402, LIMITED COMMON ELEMENTS, AS DELINEATED ON SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 4: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NO. S-206, A LIMITED COMMON ELEMENT, AS DELINEATED ON SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Permanent Index #'s: 17-10-107-009-0000 VOL. 501

Property Address: 21 East Huron Street 3703, Chicago, Illinois 60611

Property of Cook County Clerk's Office