

# UNOFFICIAL COPY



First American Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0612502138 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/05/2006 09:43 AM Pg: 1 of 3

FIRST AMERICAN  
File # 1385073  
1A11

THE GRANTOR, Abbas Vahdani, divorced and not since remarried, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT Fereidoon A. Yarandi and Victoria G. Yarandi, husband and wife, as joint tenants, with right of survivorship, of Glenview, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\*130 N. GARLAND CT # 5105 CH30 IL 60602  
PK space 6-24 & 6-28

*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 2005, 2006 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: 17-10-309-013-1462; 17-10-309-013-1505; 17-10-309-013-1508  
Address of Real Estate: 130 N. Garland Court, Unit # 5105, Parking Space 6-24 and 6-28, Chicago, Illinois 60602

Dated this 19<sup>th</sup> day of April, 20 06

  
Abbas 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 Abbas Vahdani, 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 official seal, this 19<sup>th</sup> day of April, 20 06.



*[Handwritten Signature]*  
(Notary Public)

**Prepared by:**

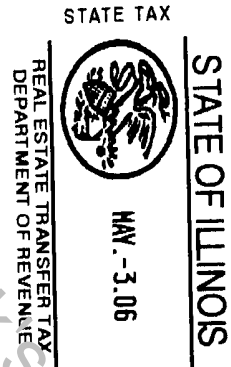
Gilda Amini  
477 N. Canal Street  
Chicago, IL 60610

**Mail To:**

Fereidoon A. Yarandi and Victoria G. Yarandi  
2846 Independence  
Glenview, Illinois 60025

**Name and Address of Taxpayer:**

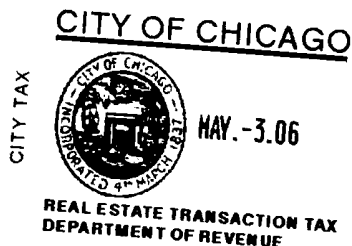
Fereidoon A. Yarandi and Victoria G. Yarandi  
2846 Independence  
Glenview, Illinois 60025



# 0000026346

REAL ESTATE TRANSFER TAX
0082500
FP 103028

REAL ESTATE TRANSFER TAX
0165000
FP 103027



REAL ESTATE TRANSFER TAX
1237500
FP 102812

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit 5105 and Parking Space Unit 6-24, 6-28, together with the exclusive right to use of the Limited Common Element Storage Space numbered S800-37 in the Heritage at Millennium Park Condominium as delineated and defined on the Plat of Survey of the following described parcels if real estate;

Part of Lots 1 to 6, inclusive, in Block 12 in Fort Dearborn Addition to Chicago in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded December 16, 2004 as document number 0435103109, as amended from time to time, together with their undivided percentage interest in the Common Elements.

Parcel 2:

Easement appurtenant for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded December 16, 2004 as document number 0435103107 for ingress and egress, for maintenance, structural support, use of facilities, encroachments, common walls, utilities and permanent canopy over the land described herein. (Said land commonly referred to as the retail parcel.)

Permanent Index #'s: 17-10-309-013-1462 Vol. 0510 and 17-10-309-013-1504 Vol. 0510 and 17-10-309-013-1508 Vol. 0510

Property Address: 130 North Garland Court, Unit 5105, 624,626, Chicago, Illinois 60602