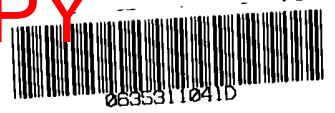


06-03776

UNOFFICIAL COPY

WARRANTY DEED
(INDIVIDUAL TO INDIVIDUAL)



Doc#: 0635311041 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2006 10:53 AM Pg: 1 of 2

2 of 3

THE GRANTORS, Nancy L. Sabbia, single woman,

of the Village of Bridgeview, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars and other valuable consideration in hand paid,

CONVEY AND WARRANT to

~~Moshin M. Yafai~~
210 W. Marquette Rd., Chicago, IL 60636
2010 W. Marquette Rd. Chicago IL

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

SEE ATTACHED LEGAL DESCRIPTION

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

Permanent Real Estate Number(s): 8040 Thomas, Bridgeview, IL 60455
Address of Real Estate: 18-36-203-025-0000

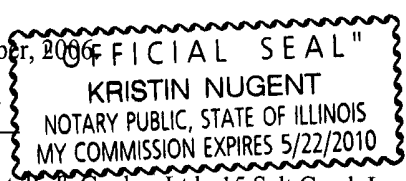
DATED this 31 day of October, 2006.

Nancy L. Sabbia (SEAL)
Nancy L. Sabbia

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nancy Sabbia are personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge 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 this 31 day of October, 2006

Kristin Nugent
Notary Public



Prepared by: Peter Coules, Jr., Esq., Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, Illinois 60521

PREMIER TITLE

<u>Mail To:</u>	<u>Send Subsequent Tax Bills To:</u>
Samuel S. Zegar, Esq. <i>Moshin Yafai</i>	<u>Moshin M. Yafai</u>
(Name)	(Name)
8938 S. Ridgeland, Ste 103 <i>8040 S. Thomas</i>	<u>8040 Thomas</u>
(Address)	(Address)
Oak Lawn, IL 60453 <i>Bridgeview IL 60455</i>	<u>Bridgeview, IL 60455</u>
(City, State and Zip)	(City, State and Zip)

20

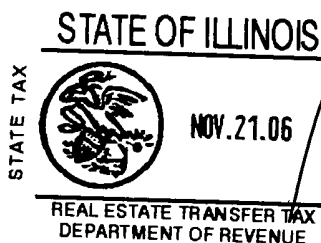
UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 1 IN GRGANTOU'S SUBDIVISION, A RESUBDIVISION OF THE SOUTH QUARTER OF THE NORTH 4/5 OF LOT 1 IN BLOCK 3 IN FREDERICK H. BARTLETT'S OKETO FEILDS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

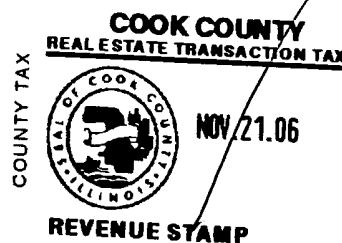
Commonly Known As: 8040 Thomas, Bridgeview, IL 60455
 PIN: 18-36-203-025-0000

Subject to general real estate taxes not yet due and payable at time of closing; special assessments confirmed after September 3, 2006; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit. if the property is other than a detached, single-family home, party walls, party wall rights and agreements; terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable; installments of assessments due after the date of closing.



0000003393

REAL ESTATE TRANSFER TAX
00334.00
FP 103041



0000014537

REAL ESTATE TRANSFER TAX
00167.00
FP 103042