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FNT - 1346895 10/2

WARRANTY DEED

Illinois Individual to Individual

Mail to:

Muhammad Khan & Kauser Jahan
2620 W. Pratt Ave., Chicago, Ill. 60645

Send Future Tax Bills to Owners:

Muhammad Khan & Kauser Jahan
2620 W. Pratt Ave., Chicago, Ill. 60645

Grantors: Nazar Tiwana and Sarware J. Tiwana, husband and wife, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN and NO/100 Dollars (\$ 10.00) and other Good and Valuable consideration in hand paid, do hereby Warrant and Transfer

all interest in the following described property located in the County of Cook and State of Illinois, to Muhammad Khan and Kauser Jahan, son and mother, not Individually, nor in Tenancy in Common, but in Joint Tenancy with right of survivorship, all interest in the real estate described as follows:

For Recorder's Use



Doc#: 1136312045 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/29/2011 09:59 AM Pg: 1 of 3

FIDELITY NATIONAL TITLE

LEGAL DESCRIPTION

BOX 15

SEE Attached Legal Description.

Permanent Real Estate Tax Index Number: 10-36-228-054-1003

Common Street Address: 2620 W. Pratt Blvd., Chicago, Illinois 60645

Subject to real estate taxes for 2011 and subsequent years; covenants, conditions, restrictions and easements apparent or of record and all applicable zoning laws and ordinances.

Dated this 6th day of December, 2011

By:

NAZAR TIWANA

Date

SARWARE TIWANA

Date

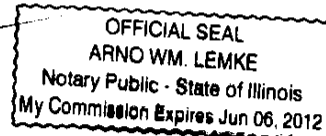
SC
INT

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State of Illinois)
)
 County of Cook)

I, Arno Wm. Lemke, a Notary in and for the County of Cook and State of Illinois hereby certify that NAZAR TIWANA and SARWARE TIWANA, husband and wife, personally known by me, appeared before me in person freely and voluntarily executed the foregoing instrument and acknowledged the same for the use and purposes therein intended on the 6th day of December, 2011.

By: 
 Arno Wm. Lemke, Notary






SEAL

EXEMPTION FROM TRANSFER TAXES – EXEMPT Under provisions of Paragraph No. 4F, Section 311-45, Real Estate Transfer Tax Law [35ILCS2001/31-45 & Cook County Ordinance No. 03-0-27.

By: Not Applicable _____
 Arno Wm. Lemke, Attorney at Law _____
 Cook County Registration No. 33041 _____
 Date _____

This Document Prepared by:
 Arno Wm. Lemke, Attorney at law
 1215 W. Heather Lane, Suite 201
 Arlington Heights, Illinois 60005
 Fax: (847) 398-5388
 Mobile: (847) 209-1205
 E/M: arnielemke32@hotmail.com

REAL ESTATE TRANSFER	12/16/2011
	CHICAGO: \$1,575.00
	CTA: \$630.00
	TOTAL: \$2,205.00
10-36-228-054-1003 20111201600775 CJRWFW	

REAL ESTATE TRANSFER	12/16/2011
 	COOK \$105.00
	ILLINOIS: \$210.00
	TOTAL: \$315.00
10-36-228-054-1003 20111201600775 23V26Y	

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

6767 N. MILWAUKEE AVE #208, NILES, ILLINOIS 60714

PHONE: (847) 588-0300

FAX: (847) 588-1744

ORDER NUMBER: 2010 013016895
STREET ADDRESS: 2620 W. PRATT AVE.

SCF

CITY: CHICAGO
TAX NUMBER: 10-36-228-054-1003

COUNTY: COOK COUNTY

LEGAL DESCRIPTION:

UNIT NUMBER 3, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 37, 38, 39, 40, 41, AND 42 IN BLOCK 9 IN NATIONAL CITY REALTY CO'S 2ND ADDITION TO ROGERS PARK MANOR, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE PRATT CONDOMINIUM MADE BY THE COSMOPOLITAN NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 16, 1969 KNOWN AS TRUST NUMBER 18551, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21115597, AND FILED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 2495725, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DELINEATED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.