

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1300934011 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/09/2013 08:55 AM Pg: 1 of 3

Mail to:

BRAD SIMBUS  
7055 VETERANS BLVD UNIT B  
BAR RIDGE IL 60527

Name & Address of Taxpayer:

VIDYA REALTY, LLC

1442 W. BELMONT UNIT: 1W n/k/a C-WEST  
CHICAGO, IL 60657

(Space for Recorder's Use)

THE GRANTOR(S), CHARL POURSHAHBAZ, A SINGLE MAN

of the CITY CHICAGO, County of COOK State of ILLINOIS

for and in consideration of TEN (\$10.00) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to  
THE GRANTEE(S), VIDYA REALTY, LLC

(Grantee's Address) 1442 W. BELMONT UNIT: 1W n/k/a C-WEST, CHICAGO, IL 60657

of the CITY CHICAGO, County of COOK State of IL

in the form of ownership: LIMITED LIABILITY COMPANY

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

SEE ATTACHED SHEET

S X  
P 3  
S N  
SC X  
INT E

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

herby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois

Permanent Index Number(s): 14-20-329-027-0000

14-20-329-028-0000

UNDERLYING PINS

Property Address: 1442 W. BELMONT, UNIT: 1W n/k/a C-WEST, CHICAGO, IL 60657

A12-0743

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Dated this 21<sup>st</sup> day of December, 2012

\_\_\_\_\_  
(Seal)

X. C. Pourshahbaz  
CHARLI POURSHAHBAZ  
\_\_\_\_\_  
(Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

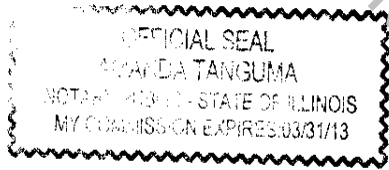
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
**CHARLI POURSHAHBAZ**

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 21<sup>st</sup> day of December, 2012

[Signature]  
Notary Public

(Seal)



My commission expires: 3/31/13

REAL ESTATE TRANSFER	01/07/2013
CHICAGO:	\$1,312.50
CTA:	\$525.00
TOTAL:	\$1,837.50



14-20-329-028-0000 | 20121201605597 | PPLV66

### COUNTY OF ILLINOIS TRANSFER STAMP

Name & Address of Preparer:  
**ANTHONY N. PANZICA**  
ATTORNEY AT LAW  
2510 W. IRVING PARK ROAD, UNIT A  
CHICAGO, IL 60618

REAL ESTATE TRANSFER	01/07/2013
COOK	\$87.50
ILLINOIS:	\$175.00
TOTAL:	\$262.50



14-20-329-028-0000 | 20121201605597 | 2MV88K

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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1442 C-WEST

THAT PART OF LOTS 76, 77 AND THE WEST HALF OF LOT 78, TAKEN AS A TRACT, IN A. WISNER'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, 4.22 FT; THENCE NORTH AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.64 FT. TO A POINT OF BEGINNING, SAID POINT BEING THE MOST SOUTHWEST INTERIOR CORNER OF A 4 STORY ERICK BUILDING (COMMONLY KNOWN AS 1442 WEST BELMONT AVENUE, CHICAGO, ILLINOIS) LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION +18.61' (CITY OF CHICAGO BENCHMARK DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +30.03' (CITY OF CHICAGO BENCHMARK DATUM); THENCE NORTH ALONG THE FINISHED FACE OF INTERIOR WALL, 8.06 FT; THENCE WEST ALONG THE FINISHED FACE OF INTERIOR WALL, 0.14 FT; THENCE NORTH ALONG THE FINISHED FACE OF INTERIOR WALL, 57.26 FT; THENCE EAST ALONG THE FINISHED FACE OF THE INTERIOR WALL, 10.74 FT; THENCE SOUTH ALONG THE FINISHED FACE OF INTERIOR WALL, 0.15 FT; THENCE EAST ALONG THE FINISHED FACE OF INTERIOR WALL, 8.00 FT; THENCE SOUTH ALONG THE FINISHED FACE OF INTERIOR WALL, 12.32 FT; THENCE EAST ALONG THE FINISHED FACE OF INTERIOR WALL, 4.00 FT; THENCE SOUTH ALONG THE FINISHED FACE OF INTERIOR WALL, 13.00 FT; THENCE WEST ALONG THE FINISHED FACE OF WALL, 0.68 FT; THENCE SOUTH ALONG THE FINISHED FACE OF WALL, 2.15 FT; THENCE EAST ALONG THE FINISHED FACE OF WALL, 0.68 FT; THENCE SOUTH ALONG THE FINISHED FACE OF WALL, 15.90 FT; THENCE WEST ALONG THE FINISHED FACE OF INTERIOR WALL, 4.00 FT; THENCE SOUTH ALONG THE FINISHED FACE OF INTERIOR WALL, 21.80 FT; THENCE WEST ALONG THE FINISHED FACE OF INTERIOR WALL, 18.60 FT. TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.