



Doc#: 1306535024 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/06/2013 12:07 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Preparer File: 2386722

THE GRANTOR(S) ROBERT YALDA, married to Linda Baezo of the City of DES PLAINES, County of COOK, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to ASHOK PANDYA and RAJSHREE PANDYA, husband and wife, as tenants by the entirety, of PARK RIDGE, County of COOK, State of 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

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in said declaration of covenants, conditions and restrictions, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length therein.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; building lines and use and occupancy restrictions of record; zoning and building laws and ordinances; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2012 and subsequent years.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$84,000 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

[Signature] 2-22-13
City of Des Plaines

REAL ESTATE TRANSFER	02/26/2013
	COOK \$35.00
	ILLINOIS: \$70.00
	TOTAL: \$105.00

S
P
S
SC
INT


UNOFFICIAL COPY

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

Permanent Real Estate Index Number(s): 09-15-307-064-0000 vol. 0088

Address(es) of Real Estate: 8816 DEE ROAD UNIT C
DES PLAINES, IL 60016

Dated this 25th day of February, 20 13

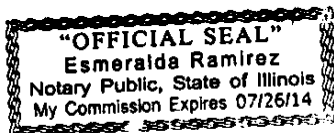

ROBERT YALDA



LINDA BAEZO

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROBERT YALDA and LINDA BAEZO, personally known to me to be the same person(s) whose name(s) 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 25th day of February, 20 13.




Notary Public

Prepared by:
Mihaela Raicu
70 W. Madison St. Suite 1400
Chicago, IL 60602

Mail to:
Ashok Pandya
~~8816~~ 2770 Mayfield Dr.
Park Ridge, IL 60068

Name and Address of Taxpayer:
ASHOK PANDYA
8816 DEE ROAD UNIT C 2770 Mayfield Dr.
DES PLAINES, IL 60016 Park Ridge, IL 60068

UNOFFICIAL COPY

Exhibit "A" – Legal Description

PARCEL 1: THE WEST 24.83 FEET OF THE EAST 102.81 FEET OF THE SOUTH 1/2 OF LOT 3 IN FIRST ADDITION TO DEMPSTER GARDEN HOMES SUBDIVISION BEING A RESUBDIVISION OF THE EAST 125.0 FEET OF LOT 9, AND ALL OF LOT 10 IN GOETTSCHE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF FIRST ADDITION TO DEMPSTER GARDEN HOMES SUBDIVISION, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 21, 1962 AS DOCUMENT LR2021169.

PARCEL 2: EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS SHOWN ON THE PLAT OF FIRST ADDITION TO DEMPSTER GARDEN HOMES SUBDIVISION RECORDED AUGUST 24, 1961 AS DOCUMENT 18257162 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES FEBRUARY 21, 1962 AS DOCUMENT LR2021169 AND AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED FEBRUARY 21, 1962 AS DOCUMENT LR2021170 AND AS CREATED BY THE DEED FILED JUNE 28, 1963 AS DOCUMENT LR2098667 FROM COLONIAL RIDGE HOMES, INC. TO ELMER RITTER AND LOUISE RITTER, HIS WIFE

Office of Cook County Clerk's Office