

# UNOFFICIAL COPY

Prepared by and Return to:  
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Doc#: 1312245032 Fee: \$44.25  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2013 10:07 AM Pg: 1 of 3

Tax Bill to:  
Mahmood and Donna Tajvar  
725 S. 178th Street  
Omaha, NE 68118

## Warranty Deed

### THE GRANTOR

MAHMOOD H. TAJVAR and DONNA M. TAJVAR, husband and wife, of 725 S. 178th Street Omaha, NE 68118, for and in consideration of One (\$1.00) and other good and valuable consideration in hand paid, **CONVEY AND WARRANT TO**

DONNA M. TAJVAR and MAHMOOD H. TAJVAR, Trustees, or their successors in trust, under the DONNA M. TAJVAR LIVING TRUST, dated October 18, 2012, and any amendments thereto, **GRANTEE.**

The following described real estate:

Property Index Number: 10-25-106-008-000  
Property Address: 217 Hartrey Ave, Evanston, IL 60202

Lot 73 in George F. Nixon and Company's Dodge Avenue Rapid Transit Subdivision in the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 25, Township 41 North, Range 13 East of the 3<sup>rd</sup>. P.M., in Cook County, Illinois.

Situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands all claims whatever.

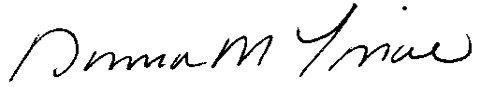
S YE  
P 3  
S NO  
M YEA  
SC YEA  
E NO  
INTJ.A

CITY OF EVANSTON  
EXEMPTION  
*[Signature]*  
CITY CLERK

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WITNESS Grantor hand this 18<sup>th</sup> day of October, 2012.

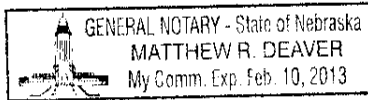
  
MAHMOOD H. TAJVAR, Grantor

  
DONNA M. TAJVAR, Spouse

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

I, the undersigned, a Notary Public in and for said County aforesaid, DO HEREBY CERTIFY THAT MAHMOOD H. TAJVAR and DONNA M. TAJVAR 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 right of homestead.

Given under my hand and notarial seal, on this 18<sup>th</sup> day of October, 2012.




  
Notary Public

My commission expires: 2/10/2013

Exempt under provision of Paragraph E Section 4, Real Estate Transfer Act

Date: October 18, 2012

  
Signature of Buyer, Seller or Representative


Property of Cook County Clerk's Office

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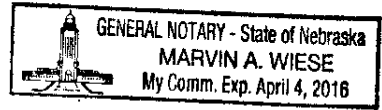
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 29, 2013

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Matthew R. Devere  
This 29th day of January, 2013  
Notary Public Marvin A. Wiese



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date January 29, 2013

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Matthew R. Devere  
This 29th day of January, 2013  
Notary Public Marvin A. Wiese



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)