

UNOFFICIAL COPY



ILLINOIS WARRANTY DEED

Doc#: 1312929037 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/09/2013 11:52 AM Pg: 1 of 4

THE GRANTOR(S), ROYA BEHNIA, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER THE ROYA BEHNIA TRUST DATED THE 21ST DAY OF DECEMBER, 2012, of the city of Chicago, the County of Cook, and the State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration receipt whereof is acknowledged, in hand paid, convey(s) and warrant(s) to the GRANTEE(S), American International Relocation Solutions, LLC, 6 Penn Center West, 2nd Floor, Pittsburgh, PA 15276, the following described Real Estate situated in the County of Cook, State of Illinois:

See Legal Description Attached

The Grantor(s) release(s) and waive(s) the right of homestead under the laws of Illinois. TO HAVE AND TO HOLD said premises forever.

Subject to covenants, conditions, easements and restrictions of record and taxes for the year 2012 And subsequent years.

PERMANENT REAL ESTATE INDEX NUMBER(S): 13-13-410-025-0000

ADDRESS OF REAL ESTATE: 4144 North Rockwell Street, Chicago, IL 60618

Dated this: 30th day of August 2012.

Roya Behnia, as Trustee
ROYA BEHNIA, AS TRUSTEE

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State of Ny, County of Nassau ss.

I, Jeanette Geyer the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that, **ROYA BEHNIA, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER THE ROYA BEHNIA TRUST DATED THE 21ST DAY OF DECEMBER, 2012**, personally known to me to be the same person whose name is signed on this Warranty Deed personally appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this Warranty Deed as his/her 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 30th day of August, 2012.

Commission expires 4/4, 2014.

Jeanette Geyer
Notary Public

JEANETTE GEYER
Notary Public, State of New York
No. 01GE4925657
Qualified in Nassau County
Commission Expires April 4, ~~2013~~
2014

PREPARED BY: Barry H. Sherman, Attorney at Law, 1 South 376 Summit, Court D Oakbrook Terrace, Illinois 60181.

~~MAIL TO:~~

Kimberly Freeland, Esq.
212 East Ohio, 4th Floor
Chicago, IL 60611

SEND TAX BILLS TO:

Kevin Southard
4144 North Rockwell Street
Chicago, IL 60618

Return To:
Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Drive
Chicago, IL 60606

SPN-1200-7934.0
(Y3)

REAL ESTATE TRANSFER	05/02/2013
CHICAGO:	\$7,425.00
CTA:	\$2,970.00
TOTAL:	\$10,395.00



13-13-410-025-0000 | 20130301606172 | 4GPROV

REAL ESTATE TRANSFER	05/09/2013
COOK	\$495.00
ILLINOIS:	\$990.00
TOTAL:	\$1,485.00



13-13-410-025-0000 | 20130301606172 | H5AQQU

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ATTORNEYS' TITLE GUARANTEE FUND, INC.

LEGAL DESCRIPTION

Legal Description:

THE SOUTH 23.49 FEET OF LOT 6 AND THE NORTH 5.34 FEET OF LOT 7 INCLUSIVE IN BLOCK 3 IN PAUL O. STENSLAND'S SECOND SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THOSE PORTIONS OF LOTS 8 TO 14 INCLUSIVE AS CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY DEED RECORDED AUGUST 27, 1903 AS DOCUMENT NUMBER 3434663.

Permanent Index Number:

Property ID: 13-13-410-025-0000

Property Address:

4144 North Rockwell Street
Chicago, IL 60618

Property of Cook County Clerk's Office

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RECORDER OF Cook COUNTY

PLAT ACT AFFIDAVIT

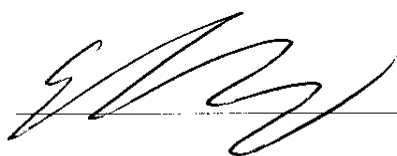
STATE OF ILLINOIS)
COUNTY OF Kendall) SS

Eva Con, being duly sworn on oath, deposes and states that she does business at Wheatland Title Guaranty, 105 West Veterans Parkway, Yorkville, Illinois 60560. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyance.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she make(s) this affidavit for the purpose of inducing the Recorder of County, Illinois, to accept the attached deed for recording and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



SUBSCRIBED AND SWORN TO
BEFORE ME THIS 25 DAY
OF April, 2013

Linda V. Lis
Notary Public

