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WARRANTY DEED

Doc#: 1334350056 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2013 11:35 AM Pg: 1 of 5

THE GRANTOR, **WALLEN DEVELOPMENT GROUP LLC**, an Illinois Limited Liability Company, of the village of Northbrook, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS AND WARRANTS to:

S
SAMEETA MASOOD and MOHAMMED MASOOD
Husband and wife, as tenants by the entirety, of Chicago, Illinois

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, not in joint tenancy, but as tenants by the entirety forever. SUBJECT TO: General Real Estate Taxes for 2013 and subsequent years; building setback lines, easements for public utilities, terms, covenants, conditions, and restrictions of record.

Property Index Number(s): 10-36-300-041-0000
Address of Real Estate: 3117 W. WALLEN AVENUE, CHICAGO, IL 60645

Dated this 21 day of November, 2013.

GARY BEYER, Member

Returned to:
PROPER TITLE, LLC
400 Skokie Blvd Ste. 380
Northbrook, IL 60062

PT13-01649

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 **GARY BEYER**, 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 waiver of the right of homestead.

Given under my hand and official seal, this 21 day of November, 2013.

NOTARY PUBLIC



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This instrument prepared by:

Dmitriy Meleshko 425 Huehl Rd Suite 4R Northbrook,
Illinois 60062

~~AFTER RECORDING THIS
INSTRUMENT SHOULD BE SENT TO:~~

Marshall Richter
Attorney at Law
marshall@closinglawyer.com
5250 Old Orchard Rd. 300
Skokie, IL 60077

Send subsequent tax bills to:

Mohammed Masood
3117 W. WALLEN AVENUE, CHICAGO, IL
60645

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Dmitriy Meleshko

As an Agent for Fidelity National Title Insurance Company

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Policy is described as follows:

PARCEL 1:


LOT 25 IN REGENTS PARK SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 5, 2003 AS DOCUMENT NUMBER 0321718075.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER AND UPON W. WALLEN AVENUE (PRIVATE STREET) FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF REGENTS PARK SUBDIVISION RECORDED AUGUST 5, 2003 AS DOCUMENT NUMBER 0321718075 AND AS CREATED BY THE DEED RECORDED JUNE 16, 2004 AS DOCUMENT 0416511189.



PERMANENT INDEX NUMBER: 10-36-300-041-0000

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REAL ESTATE TRANSFER	11/27/2013
	
CHICAGO:	\$3,150.00
CTA:	\$1,260.00
TOTAL:	\$4,410.00
10-36-300-041-0000 20131101604754 VGXDSV	

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REAL ESTATE TRANSFER	11/27/2013
	
COOK	\$210.00
ILLINOIS:	\$420.00
TOTAL:	\$630.00
10-36-300-041-0000 20131101604754 VY12N8	

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