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Doc#: 1403104032 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/31/2014 09:54 AM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY
Joint Tenants**

z.

THE GRANTOR(S) MOHAMMAD PIRZADAH and FAIZA PIRZADAH, husband and wife, 17107 S. Harrell's Ferry Rd, of the City of Baton Rouge, County of EAST BATON ROUGE PARISH, State of LA, 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 SIDNEY K. ADHYA and MITA ADHYA, husband and wife, not as Tenants in Common, but as JOINT TENANTS, of 31 Doral Dr., Hawthorn Woods, IL 60047 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not yet due and payable at the time of Closing; covenants, conditions, and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.


Permanent Real Estate Index Number(s): 17-10-208-017-1329.

Address(es) of Real Estate: 401 E. Ontario St., Unit 908 and P5-318, Chicago, IL 60611.



Dated this 13th day of December, 20 13

Mohammad T. Pirzadah, by Richard C. Spain, his attorney in fact
MOHAMMAD PIRZADAH

Faiza Pirzadah, by Richard C. Spain, her attorney in fact
FAIZA PIRZADAH

REAL ESTATE TRANSFER	01/08/2014
 CHICAGO:	\$2,133.75
CTA:	\$853.50
TOTAL:	\$2,987.25

17-10-208-017-1329 | 20131201603430 | X574AH

REAL ESTATE TRANSFER	01/15/2014
  COOK	\$142.25
ILLINOIS:	\$284.50
TOTAL:	\$426.75

17-10-208-017-1329 | 20131201603430 | UP0H74

1298 3/5

Handwritten notes and signatures at the bottom right corner.

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MOHAMMAD PIRZADAH and FAIZA PIRZADAH, husband and wife, 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 23 day of Nov, 20 13.



[Signature] (Notary Public)

Prepared by:

Richard C. Spain, Esq.
Spain, Spain & Varnet P.C.
33 North Dearborn Street, Suite 2220
Chicago, IL 60602

Mail To:

Julie Moltz-Matgous, Esq.
Law Office of Julie Moltz-Matgous
P.O. Box 5999
Vernon, IL 60061

Name and Address of Taxpayer:

SIDNEY K. ADHYA and MITA ADHYA
31 Dorat Dr
Hawthorn Woods, IL 66047

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EXHIBIT "A"

Parcel 1:

Unit 908 in the 401 East Ontario Condominiums, as delineated on a survey of the following described real estate: Parts of Lots 19 and 20 (excepting therefrom the Westerly 4 feet thereof) in the Circuit Court Partition of the Ogden Estate Subdivision of parts of Blocks 20, 31 and 32, in Kinzie's addition to Chicago, in the Northeast fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian; which survey is attached as exhibit "C" to the Declaration of Condominium recorded as document number 99310979, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P5-318, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as document number 99310979.

Parcel 3:

Easements for the benefit of Parcels 1 and 2 for Structural Support, enclosure, ingress and egress, utility services and other facilities as set forth in the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded as document number 99310978.

PIN(S): 17-10-208-017-1329

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