

Doc#: 1525418038 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/11/2015 10:00 AM Pg: 1 of 2

WARRANTY DEED

(Individual to Individual)
(ILLINOIS)
PAGE 1:

THE GRANTOR, Madjid Naghshineh, married to Pantea Mahim, of the Village of Wilmette, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to Mary M. Dolan of 5629 N. Kenton Avenue, Chicago, Illinois 60646, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(see Page 2 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, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 14-08-203-017-1503
Address (es) of Real Estate 5415 N. Sheridan Road, #3914, Chicago, Illinois 60640

DATED: August 26, 2015

Madjid Naghshineh
Madjid Naghshineh

Pantea Mahim
Pantea Mahim, for purposes of waiving homestead rights

State of Illinois, County of Cook ss.

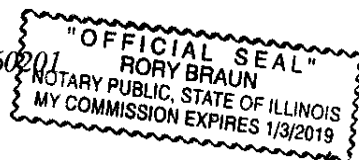
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Madjid Naghshineh and Pantea Naghshineh, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged 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 seal, this Date 8/26/15

Rory Braun
NOTARY PUBLIC

This instrument prepared by:

Central Law Group
2822 Central Street, Evanston, IL 60201
847-866-0124



FD-15-1386 1/2


UNOFFICIAL COPY



Legal Description

of premises commonly known as 5415 N. Sheridan Road, #3914, Chicago, Illinois 60640

Property Index Number: 14-08-203-017-1503

UNIT NUMBER 3914, IN PARK TOWER CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE EAST FRACTIONAL HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908 IN CASE 285574 IN CIRCUIT COURT AS SHOWN ON PLAT RECORDED JULY 9, 1908 AS DOCUMENT 4229498 AND SOUTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THROUGH A POINT IN SAID EAST LINE THAT IS 1090 FEET SOUTH OF THE NORTH LINE OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST QUARTER AND NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN SAID EAST LINE OF SHERIDAN ROAD, THAT IS 1406.50 FEET SOUTH OF SAID NORTH LINE OF THE EAST FRACTIONAL HALF OF THE NORTH EAST QUARTER; THENCE EAST AT RIGHT ANGLES TO THE SAID EAST LINE 208.08 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST COURSE, 60 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST COURSE, 8.01 FEET TO THE SAID WEST BOUNDARY OF LINCOLN PARK (EXCEPT THE WEST 47 FEET OF SAID EAST FRACTIONAL HALF OF THE NORTH EAST QUARTER CONDEMNED AS PART OF SHERIDAN ROAD) ALL OF THE ABOVE SITUATED IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 5, 1979, AND KNOWN AS TRUST NUMBER 27802, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 24874698 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		10-Sep-2015
	CHICAGO:	937.50
	CTA:	375.00
	TOTAL:	1,312.50
14-08-203-017-1503 20150801621530 0-720-392-064		

REAL ESTATE TRANSFER TAX		10-Sep-2015
	COUNTY:	62.50
	ILLINOIS:	125.00
	TOTAL:	187.50
14-08-203-017-1503 20150801621530 0-351-752-064		

MAIL TO:

Bonnie Martinez Keating

(Name)

6230 N. Leona Avenue

(Address)

Chicago, IL 60646

(Address, City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Mary M Dolan

(Name)

5415 N. Sheridan Rd., #3914

(Address)

Chicago, IL 60640

(City, State and Zip)