

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 1527826075 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/05/2015 03:39 PM Pg: 1 of 2

THE GRANTORS,

NEERU JAYANTHI and  
LAKSHMI BHARGAVE, his wife,

of the Village of Oak Park, County of Cook,  
State of Illinois, for and in consideration of TEN  
DOLLARS and other good and valuable  
consideration in hand paid, CONVEY and  
WARRANT to

ANN ROTTINGHAUS 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. SUBJECT TO: conditions and restrictions of record and general taxes for 2015 and subsequent years.

Permanent Index Number (PIN): 16-07-120-057 - 0000

Address of Real Estate: 172 N. Marion, Oak Park, IL 60452

DATED this 3<sup>rd</sup> day of September 2015

FIDELITY NATIONAL TITLE Chicago 10/2/15

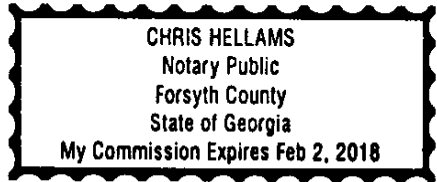
*Neeru Jayanthi*  
Neeru Jayanthi

(SEAL)

*Lakshmi Bhargave*  
Lakshmi Bhargave

(SEAL)

State of Georgia )  
County of Forsyth ) SS



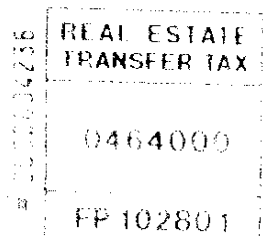
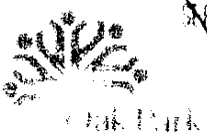
S Y  
P 2  
S N  
SC Y  
INT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Neeru Jayanthi and Lakshmi Bhargave, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this date in person, and acknowledged that they signed and sealed 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 3<sup>rd</sup> day of September 2015.

*Chris Hellams*  
Notary Public

BO 15



# UNOFFICIAL COPY

## LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 1 IN MORADI SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1: THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, ALSO, ALSO BEING THE EAST LINE OF MARION STREET, A DISTANCE OF 287.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 51.17 FEET: THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.00 FEET: THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 51.17 FEET: THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF LOT 1, ALSO BEING THE EAST LINE ON MARION STREET, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 1A: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0703918029 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

This instrument was prepared by:

Ralph L. Berke, Attorney at Law  
55 W. Wacker Dr., #1000  
Chicago, IL 60601

After recording mail to:

Danny Windham  
53 W. Jackson Blvd.  
Suite 309  
Chicago, IL 60604

Send subsequent tax bills to:

Ann M Rottinghaus  
172 N. Marion St  
Oak Park, IL 60301

### REAL ESTATE TRANSFER TAX

14-Sep-2015



COUNTY:	290.00
ILLINOIS:	580.00
<b>TOTAL:</b>	<b>870.00</b>

16-07-120-057-0000 | 20150901624977 | 1-704-906-624