

UNOFFICIAL COPY



WARRANTY DEED

THE GRANTOR, MANSOOR CHOUDHURY, married to JASREEN CHOUDHURY, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEY and WARRANT to MANSOOR CHOUDHURY and RUBAB M. CHOUDHURY, AS JOINT TENANTS,

Doc#: 1604216009 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/11/2016 10:35 AM Pg: 1 of 3

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

PARCEL 1: UNIT 505 IN 8630 FERRIS AVENUE CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 67.58 FEET OF THE NORTH 210 FEET AND THE EAST 135.30 FEET (EXCEPT THE NORTH 210 FEET THEREOF) IN AHRENFELD'S ADDITION TO MORTON GROVE, A SUBDIVISION OF LOT 41 OF COUNTY CLERK'S ADDITION TO MORTON GROVE, A SUBDIVISION OF LOT 41 OF COUNTY CLERK'S ADDITION IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING WESTERLY OF A LINE COMMENCING ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY AT A POINT 27.23 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHERLY PARALLEL TO SAID WEST LINE OF THE SAID SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 67.38 FEET TO A POINT 27.38 FEET EASTERLY OF THE LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN), ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 95412460, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 10 AND 46, AND THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER 505, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 95412460, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-20-101-020-1031

Address of Real Estate: 8630 Ferris Ave., Unit 505, Morton Grove, IL 60053

PROPERTY IS NOT HOMESTEAD FOR GRANTOR OR GRANTOR'S SPOUSE.

Dated this the 20th day of Jan. 2015.

Grantor:

MANSOOR CHOUDHURY

EXEMPT-PURSUANT TO SECTION 1-11-5
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
EXEMPTION NO. 09090 DATE 1-28-16
ADDRESS 8630 Ferris Unit 505
BY: BKW (VOID IF DIFFERENT FROM DEED)

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Exempt under provisions of 35 ILCS 200/ Sec. 31-45, Para "E" Real estate transfer Tax Law.

Rudra Choudhury
Grantor/Grantee or agent

Permanent Real Estate Index Number: 10-20-101-020-1031
Address of Real Estate: 8630 Ferris Ave., Unit 505, Morton Grove, IL 60053

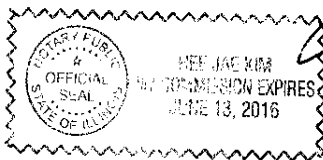
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MANSOOR CHOUDHURY, personally known to me to be the same persons whose names 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 20th day of Jan 2015

[Signature]
NOTARY PUBLIC



AFTER RECORDING MAIL TO &
SEND TAX BILLS TO:

Mansoor Choudhury
8630 Ferris Ave., Unit 505
Morton Grove, IL 60053


PREPARED BY: RICHARD KIM, 8930 WAUKEGAN RD., STE. 210, MORTON GROVE, IL 60053

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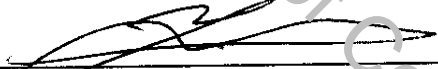
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 20th day of JANUARY 2016.

Signature 
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTOR
THIS 20th DAY OF JANUARY 2016.


NOTARY PUBLIC




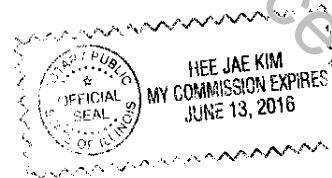
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated this 20th day of JANUARY 2016.

Signature 
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTEE
THIS 20th DAY OF JANUARY 2016.


NOTARY PUBLIC



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate-Transfer Tax Act.]