

UNOFFICIAL COPY

16204186
WARRANTY DEED



Doc#: 1610446157 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/13/2016 03:22 PM Pg: 1 of 2

THE GRANTOR
Better Homes of Chicago, LLC

(The space above for Recorder's use only)

of the City of Chicago, County of COOK, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to:

➤ Midland IRA, Inc., FBO Farzaneh Kazemi Roth IRA # 7446208 as to an undivided 66% interest

AND

➤ Midland IRA, Inc., FBO Farzaneh Kazemi Traditional IRA # 7446207 as to an undivided 34% interest

all interest in the following described Real Estate situated in Cook County, Illinois, commonly known as 12910 S. Green Street, Chicago, Illinois 60643, legally described as:

LOT 15 IN BLOCK "F" IN NEW ROSELAND SUBDIVISION NUMBER 2, A SUBDIVISION IN THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; building lines; general real estate taxes for 2015 and subsequent years;

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number: 25-32-212-032-0000

Address of Real Estate: 12910 S. Green Street, Chicago, Illinois 60643

Dated this 8th day of April, 2016

BETTER HOMES of CHICAGO, LLC.

By: 
SHAPUR IRANI

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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 SHAHRAM IRANI personally known to me to be the same person whose name subscribed in 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 8th day of April, 2016.

Arthur J. Murphy - NOTARY PUBLIC



This instrument was prepared by: Arthur J. Murphy, Murphy & Smith, Ltd., 53 W. Jackson Blvd., Suite 628, Chicago, IL 60604

MAIL TO:

Midland IRA, Inc.
P.O. Box 7520
Fort Myers FL 33919

SEND SUBSEQUENT TAX BILLS TO:

Midland IRA, Inc.
P.O. Box 7520
Fort Myers FL 33919

REAL ESTATE TRANSFER TAX

11-Apr-2016



COUNTY:	24.0
ILLINOIS:	48.0
TOTAL:	72.0

25-32-212-032-0000 | 20160401689126 | 0-514-287-168

REAL ESTATE TRANSFER TAX

11-Apr-2016



CHICAGO:	360.00
CTA:	144.00
TOTAL:	504.00 *

25-32-212-032-0000 | 20160401689126 | 0-921-722-432

* Total does not include any applicable penalty or interest due.