

# UNOFFICIAL COPY



## WARRANTY DEED Statutory (Illinois)

Doc# 1627315096 Fee \$60.00  
RHSP Fee: \$9.00 RPRF Fee \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/29/2016 04:08 PM Pg: 1 of 2

THE GRANTOR, Muriel Ross, a widow and surviving tenant, of the Village of Skokie, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, in hand paid, CONVEY and WARRANT to Altaful K. Chowdhury and Tanvira I. Chowdhury, husband and wife, of the Village of Skokie, State of Illinois, not as joint tenants or tenants in common, but as tenants by the entirety

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

See attached Legal Description

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: covenants, conditions and restrictions of record and building lines and easements; condominium declaration and bylaws; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 10-16-204-029-1026

Address(es) of Real Estate: 4901 Golf Road, Unit 302, Skokie, Illinois 60077

Dated this 17 day of August, 2016.

### REAL ESTATE TRANSFER TAX



10-16-204-029-1026

13-Sep-2016

COUNTY: 90.00  
ILLINOIS: 180.00  
TOTAL: 270.00

| 20160801647412 | 0-383-990-592

*Muriel Ross*  
Muriel Ross

This instrument prepared by: Kalchein Haber, LLC, 134 N. LaSalle Street, Suite 2100, Chicago, Illinois 60602

### MAIL TO:

Marc Cervantes  
Cervantes & Cioffi LLP  
111 W. Washington Street, Suite 1201  
Chicago, Illinois 60602

**Liberty Title & Escrow Co.**  
275 West Natick Road  
Suite 1000  
Warwick, RI 02886

### SEND SUBSEQUENT TAX BILLS TO:

Altaful & Tanvira Chowdhury  
4901 Golf Road  
Unit 302  
Skokie, Illinois 60077

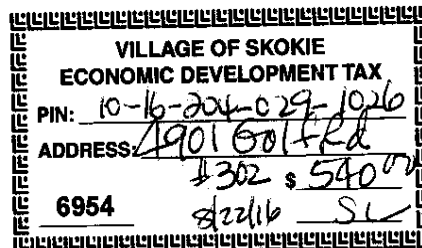
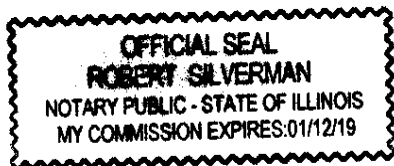
Recorder's Box Office No. \_\_\_\_\_

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 **Muriel Ross**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the same instrument as her 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 17<sup>th</sup> day of August, 2016.

Commission expires: 1/12/19

*[Signature]*  
Notary Public



*[Handwritten notes: 4K, 2, N, N, 80 per, E per, INT ad]*

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## EXHIBIT "A"

Parcel 1 : Unit 302 as delineated on survey of the following described real estate [hereinafter Referred to as "parcel"):

That part of the East 1/2 of the Northeast 1/4 of section 16, Township 41 North, Range 13, East of the third principal meridian, described as follows::

Commencing at the Northwest corner of the East 33 rods of said northeast 1/4 thence South 00 degrees, 03 minutes, 30 seconds west on the west line of said East 33 rods of the Northeast 1/4, A distance of 153.12 feet," thence north 90 degrees, 00 minutes, 00 seconds west, A distance of 20.57 feet for the place of beginning of the tract of land hereinafter Described: thence South 30 degrees, 00 minutes, 00 seconds west, a distance of 79.0 feet: Thence North 60 degrees, 00 minutes, 00 seconds west, a distance of 181.63 feet; thence North 00 degrees, 00 minutes 00 seconds East, a distance of 79.0 feet: thence north 90 degrees, 00 Minutes 00 seconds east, a distance of 179.69 feet; thence north 00 degrees, 00 minutes 00 seconds east, a distance of 10.0 feet: thence south 79 degrees, 36 minutes. 32 seconds east, a Distance of 44.10 feet; thence south 30 degrees, 00 minutes, 00 seconds west, a distance of 120 Feet; thence south 60 degrees, 00 minutes 00 seconds east, a distance of 104.78 feet to the place Of beginning; which survey is attached as exhibit "a" to declaration of condominium filed as LR 2813918, together with its undivided percentage interest in the common elements, in cook County, Illinois.

Parcel 2: A Perpetual, exclusive easement for parking purposes in and to parking area no. 33, as defined and set forth in said declaration of condominium and survey.

Parcel 3: Easement appurtenant to and for the benefit of parcel 1, as set forth in Declaration of easements covenants and restrictions dated November 12, 1970 and filed November 17, 1970 as LR 2530976 and as created by deed from Harris trust and savings bank, Corporation of Illinois as trustee under trust agreement dated may 15 1967 and known as Trust number 32766 to Irwin L. Rotberg and Audrey J. Rotberg dated August 29. 1975 and filed September 22, 1975 as LR 2830536 for ingress and egress in Cook County, Illinois.

**SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.**

Being the same property as conveyed to Edward Ross and Muriel Ross as husband and wife as joint tenants or tenants in common but as tenants by the entirety from North star Trust Company, an Illinois corporation, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a Trust agreement dated the 21st day of September, 2004 and known as Trust Number 04-7451,dated November 14, 2005 and recorded December 16, 2005 as Document No. 0535049075 Cook County records.

For informational purposes only

4901 Golf Road, Unit 302, Skokie, IL, 60077.

Tax Parcel # 10-16-204-029-1026