

UNOFFICIAL COPY

32070

WARRANTY DEED



1629455032D

Doc# 1629455032 Fee \$44.00
RHSP FEE:\$9.00RPRF FEE \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 10/20/2016 01:54 PM PG: 1 OF 4

THE GRANTOR, JCSD LLC, an Illinois Limited Liability Company, of the village of Northbrook, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS AND WARRANTS to:

ANISEH ~~SHIRAZI~~ SHIRAZI and GAURAV TAK, married to each other, as tenants by the entirety and not as joint tenants or tenants in common, of Schaumburg, 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. TO HAVE AND TO HOLD said premises not as tenants in common, not in joint tenancy, but as tenants by the entirety forever. SUBJECT TO: General Real Estate Taxes for 2016 and subsequent years; building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number(s): 16-07-316-069-0000 ~~XXXXXXXXXX~~
Address of Real Estate: 330 PENNSYLVANIA WAY, OAK PARK, IL 60302

Dated this 6 day of October, 2016.

mail to
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601

ALEX TROYANOVSKY, Manager of 1107 B & B Development LLC, manager of JCSD LLC

10/20/16

PT16-32070

STATE OF ILLINOIS }
 } SS.
COUNTY OF ~~LAKE~~ COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALEX TROYANOVSKY, 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 said 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 6 day of October, 2016.



NOTARY PUBLIC

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This instrument prepared by:

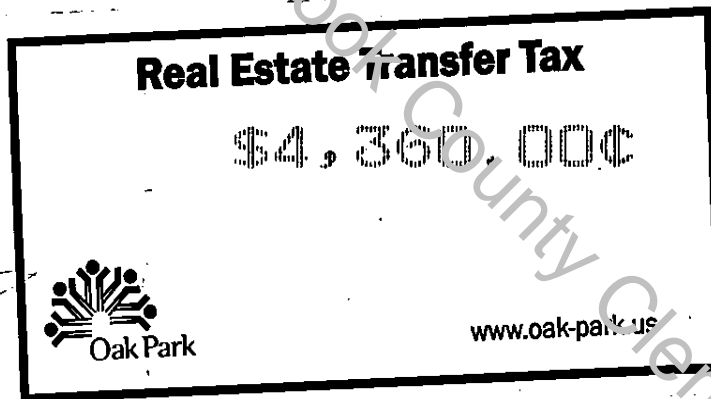
Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,
Illinois 60062

AFTER RECORDING THIS
INSTRUMENT SHOULD BE ~~SENT TO~~ **SENT TO:**

Aniseh Ali Shirazi and Gaurav Tak
330 Pennsylvania Way
Oak Park, IL 60302

Send subsequent tax bills to:

ANISEH ALI SHIRAZI and Gaurav Tak
330 PENNSYLVANIA WAY, OAK PARK, IL
60302



Property of Cook County Clerk's Office

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EXHIBIT A

LOTS 33 AND 34 (EXCEPT THE SOUTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE SOUTH 20 FEET OF THE WEST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE WEST 54 FEET AND INCLUDING PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 18, 19, 20, 21 AND 22 DESCRIBED COMMENCING THE SOUTHEAST CORNER ON SOUTH LINE, THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 92.16 FEET, THEN NORTH AND PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 20.00 FEET THENCE WEST PARALLEL TO THE SOUTH LINE A DISTANCE OF 54.00 FEET, THENCE NORTH ALONG WEST LINE A DISTANCE OF 160.12 FEET, THENCE EAST PARALLEL TO THE NORTH LINE A DISTANCE OF 54.00 FEET, THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 20.00 FEET, THENCE EAST ALONG NORTH PROPERTY LINE A DISTANCE OF 92.16 FEET THENCE SOUTH PARALLEL TO THE WEST LINE A DISTANCE OF 200.41 FEET TO THE POINT OF COMMENCEMENT IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO,

THAT PART OF LOTS 33 AND 34 IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

TAKEN AS A TRACT OF LAND DESCRIBED AS FOLLOWS:

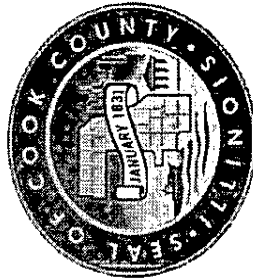
COMMENCING AT THE SOUTHEAST CORNER ON SOUTH LINE OF SAID TRACT THENCE WEST ALONG SOUTH LINE DISTANCE OF 92.16 FEET, THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 20.00 FEET, THENCE WEST PARALLEL TO THE SOUTH LINE A DISTANCE OF 54.00 FEET THENCE NORTH ALONG THE WEST LINE A DISTANCE OF 3.32 FEET THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID TRACT A DISTANCE OF 9.96 FEET TO A SOUTHWEST CORNER OF EXISTING BRICK BUILDING, SAID POINT BEING THE POINT OF BEGINNING; THENCE EAST 40.97 FEET TO THE SOUTHEAST CORNER OF SAID BUILDING: THENCE NORTH 22.00 FEET ALONG THE BUILDING WALL, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE WEST ALONG THE CENTER LINE OF SAID PARTY WALL A DISTANCE OF 40.97 FEET, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE SOUTH A DISTANCE OF 22.00 FEET TO THE SOUTHWEST CORNER OF SAID BUILDING BEING THE POINT OF BEGINNING.

COMMONLY KNOWN AS 330 PENNSYLVANIA WAY, OAK PARK, ILLINOIS 60302

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REAL ESTATE TRANSFER TAX

07-Oct-2016



COUNTY:
ILLINOIS:
TOTAL:

272.25
544.50
816.75

16-07-316-069-0000

20160901660975

1-005-631-296

Property of Cook County Clerk's Office