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Warranty Deed Statutory Illinois Individual



Doc# 1633010176 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/25/2016 12:42 PM PG: 1 OF 3

FIRST AMERICAN TITLE

FILE # 2800394
(1 of 1)

The Grantors, AZIZ N. KHOSHNOOD and SITARIH JEHANI, his wife, of Sarasota, Florida, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to NAYSON KHOSHNOOD and GLORIA V. KHOSHNOOD, of the Village of River Forest, County of Cook, State of Illinois, as joint tenants and not as tenants in common, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to: Covenants, conditions and restrictions of record; general real estate taxes for 2016 and subsequent years

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption laws of the State of Illinois

Permanent Real Estate Index Number: 16-07-307-046-1035

Address of real estate: 201 S. Maple Avenue, Unit 401, Oak Park IL 60302

Dated this 21 day of 10, 2016.

AZIZ N. KHOSHNOOD

SITARIH JEHANI

Real Estate Transfer Tax

\$1,336.00

Oak Park

www.oak-park.us

S ✓
 P 13
 S N
 SC ✓
 INT ✓

REAL ESTATE TRANSFER TAX

16-07-307-046-1035 | 20161001675113 | 1-681-449-152

COUNTY:	ILLINOIS
TOTAL:	250.50
ILLINOIS:	167.00
83.50	

16-Nov-2016

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STATE OF *Florida*)
COUNTY OF *Sarasota*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT AZIZ N. KHOSHNOOD and SITARIH JEHANI, his wife, 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 *21st* day of October, 2016.

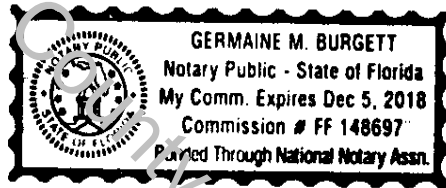
Germaine M. Burgett
NOTARY PUBLIC

Prepared by and mail to:

Attorney Joyce Gradel
915 S. Oak Park Avenue
Oak Park, IL 60304

Send Tax Bill to:

Nayson Khoshnood
1238 Franklin
River Forest IL 60305



Property of Cook County Clerk's Office

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Exhibit "A" – Legal Description

PARCEL 1: UNIT NUMBER 401 IN 201 MAPLE PLACE CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3 AND 4 IN BLOCK 3 IN SCOVILLE AND NILES ADDITION TO OAK PARK IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 92218763, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT OF THE USE OF P17 AND P31, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 92218763.

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