

UNOFFICIAL COPY

WARRANTY DEED
GENERAL

Doc#: 1702355092 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/23/2017 12:00 PM Pg: 1 of 2

Dec ID 20170101699643
ST/CO Stamp 1-533-928-640 ST Tax \$245.00 CO Tax \$122.50

172
OC 16640432
FIDELITY NATIONAL TITLE

Above space for Recorder's use only

THE GRANTOR, Fahad Ahmed, a married man, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, in hand paid, convey(s) and warrant(s) to Muhammad A. Chaudhry, and ** man, the following described real estate situated in the County of Cook in the State of Illinois, to wit: See Exhibit A.

* Adnan **Urooj Mahmood, husband and wife, as tenants by the entirety
SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing; and GRANTEE(S)' own mortgage(s) or trust deed(s), if applicable. This is not homestead property as to Grantor's spouse.

Permanent Real Estate Index Number: 10-30-125-096-0000
Address of Real Estate: 7827 Nordica Ave, Niles, IL 60714
Dated: January 4, 2017

REAL ESTATE TRANSFER TAX		11-Jan-2017
COUNTY:	ILLINOIS:	122.50
	TOTAL:	245.00
		367.50

10-30-125-096-0000 | 20170101699643 | 1-533-928-640

Fahad Ahmed
Fahad Ahmed

STATE OF IL, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Fahad Ahmed, personally known to me to be the person whose name is subscribed to 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.

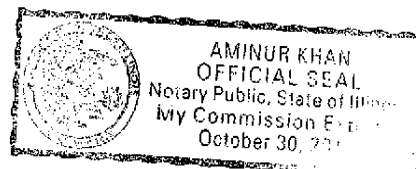
Given under my hand and official seal, this January 4, 2017

Commission Expires: 10/30/18

[Signature]
Notary Public

Prepared By:
Imran Khan, Esq.
ARK Attorneys-at-Law
1000 N. Milwaukee Ave
Suite 203
Chicago, Illinois 60642

After Recording, Mail To & Send Subsequent Tax Bills to:
Muhammad A. Chaudhry
7827 N Nordica Ave, Niles, IL 60714



UNOFFICIAL COPY**LEGAL DESCRIPTION**

Order No.: OC16040432

For APN/Parcel ID(s): 10-30-125-096-0000

For Tax Map ID(s): 10-30-125-096-0000

PARCEL 1: THE WEST 21.17 FEET OF THE EAST 196.68 FEET OF THE SOUTH 1/2 OF LOT 6 IN LAWRENCEWOOD GARDENS A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO

PARCEL 2: AN UNDIVIDED 1/16TH INTEREST IN THE WEST 15.0 FEET OF SAID LOT 6 IN LAWRENCEWOOD GARDENS A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 IN COOK COUNTY, ILLINOIS

PARCEL 3: EASEMENTS AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAWRENCEWOOD GARDENS TOWNHOUSE PROJECT DATED FEBRUARY 14, 1963 AS DOCUMENT NUMBER 18402953 MADE BY FOREST VIEW HOMES INCORPORATION AN ILLINOIS CORPORATION AND BY PLAT OF SUBDIVISION RECORDED OF JULY 31, 1961 AS DOCUMENT NUMBER 17832529 AND AS CREATED BY THE DEED FROM FOREST VIEW HOMES INC., A CORPORATION OF ILLINOIS TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1966 TRUST NUMBER 35462 DATED JULY 1, 1966 AND RECORDED AUGUST 3, 1966 AS DOCUMENT NUMBER 19905366 (A) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER ACROSS AND ALONG: THE EAST 30.0 FEET AS MEASURED ALONG THE NORTH AND SOUTH LINES OF LOTS 1 TO 6 BOTH INCLUSIVE IN LAWRENCEWOOD GARDENS SUBDIVISION. ALSO THE WEST 15.0 FEET (AS MEASURED ALONG THE NORTH AND SOUTH LINES) OF THE EAST 81.0 FEET OF LOTS 1 TO 6 BOTH INCLUSIVE (EXCEPT THE SOUTH 5.0 FEET OF LOT 6) IN LAWRENCEWOOD GARDENS SUBDIVISION. ALSO THE SOUTH 10.0 FEET (AS MEASURED ALONG THE EAST AND WEST LINES) OF THE NORTH 82.50 FEET OF THE WEST 167.73 FEET (EXCEPT THE WEST 15.0 FEET THEREOF) OF LOT 6 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN LAWRENCEWOOD GARDENS SUBDIVISION. ALSO THE SOUTH 5.0 FEET (AS MEASURED ALONG THE EAST AND WEST LINES) (EXCEPT THE WEST 15.0 FEET AND THE EAST 30.0 FEET THEREOF) OF LOT 6 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN LAWRENCEWOOD GARDENS SUBDIVISION. ALSO (B) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AND PARKING OVER ACROSS AND ALONG: THE WEST 15.0 FEET (AS MEASURED ALONG THE NORTH AND SOUTH LINES) OF LOT 6 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2 AFORESAID) IN LAWRENCEWOOD GARDENS SUBDIVISION IN COOK COUNTY, ILLINOIS.

