

UNOFFICIAL COPY



1710701034D

WARRANTY DEED
(Illinois) (Individual to Individual)

Doc# 1710701034 Fee \$42.00

PREPARED BY:
Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/17/2017 11:44 AM PG: 1 OF 3

MAIL TO:
Azita Mojarad Esq.
70 W Madison St Suite 2275
Chicago, IL 60602

SEND TAX BILL TO:
Zakieh Mouradi
4644 Old Orchard Rd Unit 2W
Skokie, IL 60076

For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the Grantor, Vasant Patel, a married man, of 5344 Lee St., Skokie, IL 60077, hereby conveys and warrants to the Grantees, Zakieh Mouradi and Ali Mouradi, of CHICAGO ILLINOIS, as tenants by the entirety, the Real Estate located at 4664 Old Orchard Rd Unit 2W, Skokie, IL 60076 and having a P.I.N. of 10-10-103-028-1001 and legally described as

UNIT NO. 1-A AS DELINEATED UPON SURVEY OF THAT PART OF LOT 5 IN ADMINISTRATOR'S SUBDIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 5, 158.89 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 5, THENCE NORTH 155.0 FEET ALONG A LINE THE EXTENSION OF WHICH WOULD INTERSECT THE NORTH LINE OF SAID LOT 5 AT A POINT 158.82 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 5, 90 FEET; THENCE SOUTH 155.0 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5, 90 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST TO SAID POINT OF BEGINNING (EXCEPT THEREFROM THE EAST 1 FOOT 6 INCHES) AND (ALSO EXCEPT THEREFROM THE SOUTH 40.00 FEET THEREOF DEDICATED FOR PUBLIC ROAD BY PLAT RECORDED NOVEMBER 13, 1969 AS DOCUMENT NO. 21912043) IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 15, 1968 AND KNOWN AS TRUST NUMBER 22131 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 23558326, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing; and covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property. This is not homestead property with respect to the Grantor.

Dated April 6, 2017

Vasant Patel
Vasant Patel

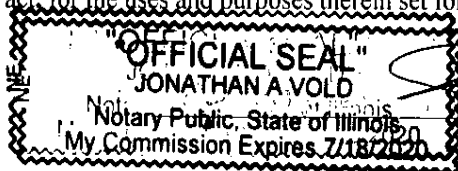
FIRST AMERICAN TITLE

FILE # 2838594

1/2

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that Vasant Patel, personally known to me to be the same person as named herein, appeared before me this day and acknowledged signing and delivering this instrument as a free and voluntary act for the uses and purposes therein set forth.

Dated 4-6-17
Commission expires 7-18-20



[Signature], Notary Public

SPS SC NT
1/3
1/3
1/3
1/3

UNOFFICIAL COPY

VILLAGE OF SKOKIE
ECONOMIC DEVELOPMENT TAX
PIN: 10-~~00~~-105-628-1001
ADDRESS: 4604 OLD ORCHARD
#21W s 483
8140 04/06/17

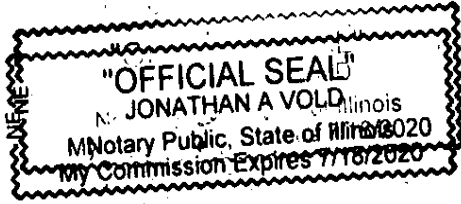
Property of Cook County Clerk's Office

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that **Vasant Patel**, personally known to me to be the same person as named herein, appeared before me this day and acknowledged signing and delivering this instrument as a free and voluntary act, for the uses and purposes therein set forth.

Dated 4-6-17
Commission expires 7-18-20

 , Notary Public



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

10-Apr-2017



COUNTY:	80.50
ILLINOIS:	161.00
TOTAL:	241.50

10-10-103-028-1001

20170301631250 | 1-337-726-656