

# UNOFFICIAL COPY

17ST04033VH SK (H)  
WARRANTY DEED  
Statutory (Illinois) CT/

Doc#: 1718649034 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/05/2017 09:34 AM Pg: 1 of 2

Dec ID 20170601675766  
ST/CO Stamp 0-837-686-720 ST Tax \$158.00 CO Tax \$79.00

THE GRANTOR, BROOMAND D. KADKHODAIAN, a single man, of the Village of Mt. Prospect, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO VINCENT V. ZINGARELLI, TRUSTEE OF THE VINCENT V. ZINGARELLI REVOCABLE TRUST DATED JANUARY 22, 1997, of Mount Prospect Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois. to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Subject to: Real Estate taxes for the year 2016 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 03-27-100-092-1192

Address of Real Estate: 740 Creekside, Unit 502, Mount Prospect, Illinois 60056

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 forever

DATED this 29<sup>th</sup> day of June, 2017

Broomand D. Kadkhodai (SEAL)  
Broomand D. Kadkhodai

The undersigned hereby accepts the foregoing conveyance

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

Vincent V. Zingarelli

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that BROOMAND D. KADKHODAIAN, a single man, personally known to me to be the same persons 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 29<sup>th</sup> day of June, 2017 Joel S. Hyman  
Notary Public

MAIL TO: This instrument was prepared by JOEL S. HYMAN, 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089. SEND SUBSEQUENT TAX BILL TO:



# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Order No.: 17ST04033VH

For APN/Parcel ID(s): 03-27-100-092-1192

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Parcel 1:

Unit Number 502D in Creekside at Old Orchard Condominiums, as delineated on a survey of the following described tract of land:

Part of Lots 1 and 2 in Old Orchard Country Club Subdivision, being a Subdivision of part of the NorthWest 1/4 of Section 27 and part of the East 1/2 of the NorthEast 1/4 of Section 28 both in Township 42 North Range 11, 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 number 96261584, as amended from time to time; together with its undivided percentage interest in the common elements in Cook County Illinois

Parcel 2:

Easement for ingress and egress in favor of parcel 1 created by declaration recorded as document 96261584, as amended from time to time and by deed recorded as document 99590935.

Parcel 3:

The exclusive right to the use of Parking Space P31 and Storage Space A31 as delineated on survey attached to declaration recorded ad 96261584, as amended from time to time.

MAIL TO: Dennis Sassan  
7788 N. Milwaukee Ave  
Niles IL 60714

MAIL TAA bills to  
Vincent Zingarelli  
740 Creekside #502  
Mt Prospect IL 60056

