

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

**FIRST AMERICAN TITLE**  
**FILE #** 0252400

Preparer File: 2952402  
FATIC No.:



\*1904642023D\*

Doc# 1904642023 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2019 09:51 AM PG: 1 OF 3

THE GRANTOR(S) George Chaharbakhshi, a married man of the City of Des Plaines, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Peter Babjak, a married man, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

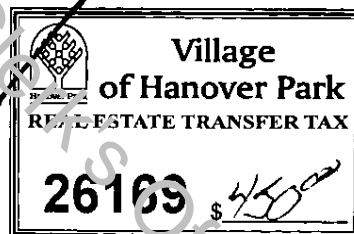
SUBJECT TO: General Real Estate Taxes for 2018 and subsequent years not yet due or payable; Covenants, Conditions and Restrictions of Record; Building Lines and Easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

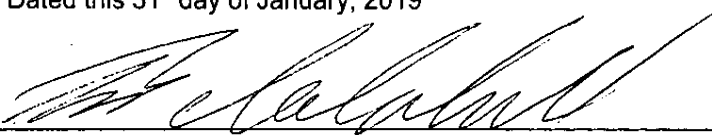
Permanent Real Estate Index Number(s): 06-36-208-013-0000

Address(es) of Real Estate: 1629 Laurel Ave Hanover Park, IL 60133

THIS IS NOT HOMESTEAD PROPERTY.



Dated this 31<sup>st</sup> day of January, 2019

  
George Chaharbakhshi

REAL ESTATE TRANSFER TAX

05-Feb-2019



COUNTY:	75.00
ILLINOIS:	150.00
TOTAL:	225.00

06-36-208-013-0000

20190101687349 | 1-850-509-728



First American  
Title Insurance Company

Warranty Deed - Individual

SV  
P/3  
SN  
SCV  
INT

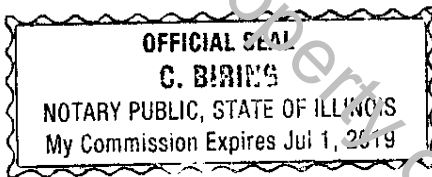
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STATE OF ILLINOIS,  
COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT George Chaharbakhshi, personally known to me to be the same person(s) whose name(s) 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 31<sup>st</sup> day of January, 2019.



A handwritten signature in black ink, appearing to be "C. Birnie", written over the notary seal.

Notary Public

Prepared by:  
Law Office of Helen Barcham, Inc.  
2400 Ravine Way Suite 200  
Glenview, IL 60025

Mail to:

Peter Babjak  
1629 Laurel Ave  
Hanover Park, IL 60133

Name and Address of Taxpayer:

Peter Babjak  
1629 Laurel Ave  
Hanover Park, IL 60133



**First American**  
**Title Insurance Company**

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## Exhibit "A" – Legal Description

LOT 13 IN BLOCK 7 IN HANOVER PARK FIRST ADDITION, BEING A SUBDIVISION OF THE NORTH 100 ACRES OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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**Title Insurance Company**