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Doc#: 2110901019 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2021 06:16 AM Pg: 1 of 3

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Dec ID 20210401690999
ST/CO Stamp 1-642-288-656 ST Tax \$1,206.00 CO Tax \$603.00

STC-1097392 1 of 2
WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTORS, AARON HAMVAS and PAULA S. HAMVAS, Husband and Wife, CONVEY and WARRANT to BAHADOR SEGGHI, ^{W.}individually, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.


Permanent Real Estate Index Number(s): 04-25-300-045-0000

Address (es) of Real Estate: 1800 Ridgewood Lane, ^{W.}Glenview, Illinois 60025

This 5th day of April, 20 21.



AARON HAMVAS



PAULA S. HAMVAS

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STATE OF IL

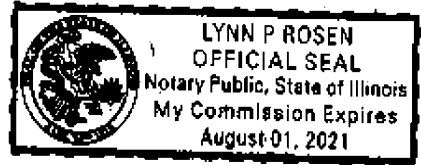
SS.

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that AARON HAMVAS and PAULA S. HAMVAS, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of April, 2021

Lynn P. Rosen (Notary Public)



Prepared by:
Kimberly Freeland, Attorney at Law, 806 North Peoria Street, Chicago, IL 60642

Mail To:
KARI ANN LEGG
18225 BURNHAM AVENUE, c/o SUITE 1
LANSING, ILLINOIS 60438

REAL ESTATE TRANSFER TAX		12-Apr-2021
COUNTY:		609.00
ILLINOIS:		1,206.00
TOTAL:		1,809.00

04-25-300-045-0000 | 20210401690999 | 1-642-288-658

Name and Address of Taxpayer:
Bahador Sedghi
1800 Ridgewood Lane W.
Glenview, Illinois 60025

Property of Cook County Clerk's Office

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

PARCEL 1: THAT PART OF LOT 2 (EXCEPT THE NORTH 10 FEET THEREOF) IN S. H. C. RESUBDIVISION (RECORDED JULY 8, 1976 AS DOCUMENT 23550324) FALLING WITHIN LOT 2, IN C & H RESUBDIVISION OF LOT 1 IN BINNEBOSE SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 26 IN GLEN OAK ACRES, BEING A SUBDIVISION IN THE WEST 1/2 OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GLEN OAK ACRES RECORDED JANUARY 10, 1924 AS DOCUMENT 8247051 IN BOOK 185, PAGE 6.

ALSO;

THE NORTH 75 FEET OF LOT 25 IN SAID GLEN OAK ACRES SUBDIVISION.

ALSO;

THE SOUTH 1/2 OF THAT PART OF VACATED KENILWORTH AVENUE, LYING EAST OF A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 25, AND WEST OF THE EASTERLY LINE EXTENDED OF SAID LOT 28 PRODUCED TO ITS INTERSECTION WITH THE EASTERLY LINE OF LOT 26 PRODUCED TO ITS ACRES SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS, SAID S. H. C. RESUBDIVISION BEING RECORDED JULY 8, 1976 AS DOCUMENT 23550324.

PARCEL 2: THAT PART OF LOT 2 (EXCEPT THE NORTH 10 FEET THEREOF) IN S. H. C. RESUBDIVISION (RECORDED JULY 8, 1976 AS DOCUMENT 23550234), LYING WEST OF AND ADJOINING PARCEL 1, AND LYING EAST OF AND ADJOINING THE WEST 226.59 FEET OF LOT 1 IN C. AND H. RESUBDIVISION AFORESAID, (SAID WEST 226.59 FEET HAVING BEEN CONVEYED BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 43854 TO PETER DREYFUSS, RECORDED JUNE 5, 1975 AS DOCUMENT 23105097), ALL IN COOK COUNTY, ILLINOIS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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008UN-ALTA Commitment For Title Insurance (8/1/16)

