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2121116032D

Doc# 2121116032 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/30/2021 02:45 PM PG: 1 OF 4

Warranty Deed

THE GRANTOR, BAHADOR SEDGHI, of the Village of Glenview County of Cook State of Illinois for and in consideration of TEN AND 00/100THS (\$10.00)---- DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

BAHADOR SEDGHI and JUNE DONDLINGER, husband and wife
1800 Ridgewood Lane
Glenview, Illinois 60025

not as Tenants in Common nor as Joint Tenants, but as Tenants by the Entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address: 1800 Ridgewood Lane, Glenview, Illinois 60025

PIN: 04-25-300-045-0000

SUBJECT TO RESTRICTIONS AND CONDITIONS OF RECORD, GENERAL REAL ESTATE TAXES FOR 2021 AND SUBSEQUENT YEARS, EASEMENTS, IF ANY, AND BUILDING AND ZONING LAWS AND ORDINANCES

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

DATED this 21st day of July, 2021.



BAHADOR SEDGHI

(SEAL)

REAL ESTATE TRANSFER TAX

30-Jul-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

04-25-300-045-0000

| 20210701609972 | 2-041-871-120

Exempt under Real Estate Transfer Act
Sec. 4, Para. e, and Cook County
Ord. 15184, Para. e.



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State of Illinois)
) ss
County of Cook)

I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BAHADOR SEDGHI, personally known to me to be the same 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 21st day of July, 2021.

Commission expires 4/10/2022



Notary Public



This Instrument Prepared By
and MAIL TO:

Kari Ann Legg
Attorney at Law
3056 Ridge Road
Lansing, Illinois 60438

SEND SUBSEQUENT TAX BILLS TO:

Mr. Bahador Sedgi
1800 Ridgewood Lane
Glenview, Illinois 60025

Property of Cook County Clerk's Office

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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 26 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.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, or Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: July 21st 2021, 2021

Signature: Kari Ann Legg
Grantor or Agent

Subscribed and Sworn to before me by the said Kari Ann Legg this 21st day of July, 2021.

[Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 21, 2021

Signature: Kari Ann Legg
Grantee or Agent

Subscribed and Sworn to before me by the said Kari Ann Legg this 21st day of July, 2021.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.