

A21-5341 SA  
WARRANTY DEED  
ILLINOIS STATUTORY

UNOFFICIAL COPY

Doc#: 2132834042 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/24/2021 10:31 AM Pg: 1 of 2

Dec ID 20211101648607  
ST/CO Stamp 1-898-332-816 ST Tax \$131.00 CO Tax \$65.50

Mail to:

JAHANGIR KHANDWALA

~~9419 BAY COLONY DR~~ 8325 Mango Ave  
~~UNIT 1E~~ Melton Grove, IL  
~~DES PLAINES, IL 60016~~ 60053

Name & Address of Taxpayer:

JAHANGIR KHANDWALA

~~9419 BAY COLONY DR #1E~~ 8325 Mango Ave  
~~DES PLAINES, IL~~ Melton Grove, IL  
~~60016~~ 60053

(Space for Recorder's Use)

THE GRANTOR(S), CHALABI ENTERPRISES LLC,

of the CITY of DES PLAINES, County of COOK COUNTY State of ILLINOIS

for and in consideration of TEN (10.00) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to THE GRANTEE(S), JAHANGIR KHANDWALA, (married man) as his sole and separate property

8325 Mango Ave, Melton Grove, IL, 60053  
(Grantee's Address) ~~9419 BAY COLONY DR #1E, DES PLAINES, IL 60016~~

of the CITY of DES PLAINES, County of COOK COUNTY State of IL

in the form of ownership: HOMESTEAD PROPERTY (as his sole and separate property)

all interest in the following described real estate situated in the County of COOK COUNTY, in the State of Illinois to wit:

UNIT NUMBER 433 IN BAY COLONY CONDOMINIUM DEVELOPMENT AS DELINEATED ON SURVEY OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ( HEREINAFTER REFERRED TO AS PARCEL); WHICH SURVEY IS ATTACHED AS EXHIBIT "A" RELATING TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED 11/01/1972 AND KONW AS TRUST NUMBER 61500 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22400645 AS AMEDED FROM TIME TO TIME, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL( EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEROF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

*J Campbell* 11/17/2021  
City of Des Plaines

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

by releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois

Permanent Index Number(s): 09-16-201-033-1433

Property Address: 9419 BAY COLONY DR #1 E, DES PLAINES, IL 60016

# UNOFFICIAL COPY

Dated this 17th day of November, 2021

(Seal)

(Seal)

CHALABI ENTERPRISES LLC (Souzi Chalabi as President)

(Seal)

CHALABI ENTERPRISE LLC (Shamirian Chalabi as secretary)

(Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK COUNTY )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT CHALABI ENTERPRISES LLC

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of first refusal.

Given under my hand and notarial seal this 17th day of November, 2021

(Seal)

MARIA VASQUEZ

Notary Public

My commission expires: 01/14/2024

OFFICIAL SEAL  
MARIA VASQUEZ  
NOTARY PUBLIC - STATE OF ILLINOIS  
COMMISSION EXPIRES 01/14/2024

COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:  
ANTHONY N PANZICA  
ATTORNEY AT LAW  
2510 W IRVING PARK ROAD STE A  
CHICAGO, IL 60618

or  
Exempt under provisions of Paragraph  
Section 4, Real Estate Transfer Tax Act.  
Date:

Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX 73-Nov-2021



COUNTY: 55.50  
ILLINOIS: 131.50  
TOTAL: 198.50

09-16-201-033-1433

202 1101648607 | 1-888-332-816

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