

UNOFFICIAL COPY

Doc#: 2135506069 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2021 06:58 AM Pg: 1 of 4

Dec ID 20211001618481
ST/CO Stamp 1-496-048-272 ST Tax \$1,085.00 CO Tax \$542.50

BW21059703

Property of Cook County Clerk's Office

Recording Cover Page
Warranty Deed

- Deed
- Other
- UCC
- Plat

Remarks:

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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR
MOHAN RAO, a single
person, and MARIA YEN, a
single person, for and in
consideration of TEN AND
00/100 DOLLARS (\$10.00),
and other good and valuable
considerations in hand paid,

CONVEYS AND WARRANTS to ROMAN REYHANI AND SOFIA
REYHANI, husband and wife, and SUSAN ZIA, a single person, as
JOINT TENANTS, of 1650 Palisades Drive, Los Angeles, California
90272, as, the following described real estate situated in the County of
Cook, in the State of Illinois, to wit:

0020059763 i 9 4 CM

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A
PART HEREOF

Also known as street number

615 Abbotsford Road
Kenilworth, Illinois 60043

Permanent Index Number:

05-28-204-010-0000

SUBJECT TO: Covenants, conditions and restrictions of record, private and
utility easements and roads and highways, general taxes for the year 2021
and subsequent years including taxes which may accrue by reason of new or
additional improvements during the year (s).

(
Warner Title Services, Inc.
75 North Martingale
Suite 100
Schmaburg, IL 60173
)

Hereby releasing and waiving all rights under and by virtue of the

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Homestead Exemption Laws of the State of Illinois.

Dated this 18th day of November,
2021

Mohan Rao
MOHAN RAO

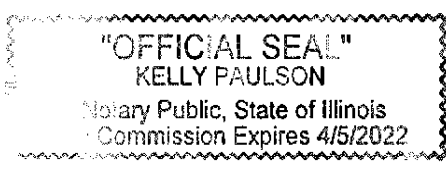
Maria Yen
MARIA YEN

STATE OF Illinois,

COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MOHAN RAO, a single person, and MARIA YEN, a single person, personally known to me to be the same persons whose names 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 18th day of November, 2021



Kelly Paulson (Notary Public)

After Recording, Please Send to:

Send Subsequent Tax Bills To:

John Tsoutsias
~~55 East Monroe Street~~
Suite 3800
~~Chicago, Illinois 60603~~
6 (Kenilworth IL 60043)

Roman Reyhani, Susan Zia and Sofia Reyhani
615 Abbotsford Road
Kenilworth, Illinois 60043

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BW21059763



Exhibit A

PARCEL 1: THE NORTHWESTERLY 50 FEET OF LOT 7 IN BLOCK 25 IN ROSLYN ADDITION TO KENILWORTH SUBDIVISION OF PARTS OF SECTION 21, 22, 27, 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT MADE BY JOHN A. GARCIA AND VIRGINIA GARCIA WITH DAVID R. DE-CAMP AND BESSIE W. DE-CAMP HIS WIFE DATED JULY 24, 1953 RECORDED SEPTEMBER 17, 1953 AS DOCUMENT 15722335 FOR INGRESS AND EGRESS AND PASSING AND REPASSING OVER THE PART OF NORTHWESTERLY 4 FEET OF SOUTHEASTERLY 50 FEET OF LOT 7 IN BLOCK 25 AFORESAID WHICH LIES SOUTHWESTERLY OF A LINE DRAWN 100 FEET NORTHEASTERLY OF SAID LOT 7 PARALLEL TO SOUTHWESTERLY LINE OF SAID LOT 7 IN COOK COUNTY, ILLINOIS.

PIN: 05-28-204-010-0000

For Informational Purposes only: 615 Abbotsford Road, Kenilworth, IL 60043

REAL ESTATE TRANSFER TAX		03-Dec-2021
		COUNTY: 542.50
		ILLINOIS: 1,085.00
		TOTAL: 1,627.50
05-28-204-010-0000	20211001618481	1-496-048-272