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Doc#. 2209503065 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/05/2022 07:55 AM Pg: 1 of 3

Dec ID 20220301663304

ST/CO Stamp 0-658-890-128 ST Tax \$365.00 CO Tax \$182.50

WARRANTY DEED

122-79990

Mehdi Gharib Chari and Raha Soltani, husband and wife, 4163 Picardy Dr., Northbrook, IL 60062 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Ann Yang, 4278 Central Rd., Unit 202, Glenview, IL 60025 ("Granter"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 04-06-308-053-0000

Address of Real Estate: 4163 Picardy Dr., Northbrook, 1L 60062

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Potate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

Proper Title, L.L.C. 1530 E. Dundee Road Suite #250 Palatine, IL 60074

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Dated: 3/15, 2022

Mehdi Gharibkhani

Raha Soltani

STATE OF <u>CAUFORNIA</u>) SS) COUNTY OF <u>OGN</u>GE)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Mehdi Gharibkhalli and Raha Soltani** are 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 and delivered the said instrument, as their free and voluntary act, for the uses and purposes there in set forth.

Given under my hand and under this seal this 15 day of Manual, 2022

Notary Public

Commission expires: SEN 25, 2325

COMM. #297 NOTARY PUBLIC - C ORANGE CO My Comm. Expires S

Prepared By:

Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Ann Yang 4163 Picardy Dr. Northbrook, IL 60062

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Exhibit A / Legal Description

The Southwesterly 27 feet of the Northeasterly 64 feet as measured at right angles of Lot 12 in Picardy Circle P.U.D., being a subdivision in the Southwest 1/4 of Section 6, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clark's Office

Legal Description PT22-79990/69