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Doc#: 2401641197 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/16/2024 02:55 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), AMY CHEN,
A SINGLE WOMAN AND
CHRISTOPHER MARCUS
PECKAT, A SINGLE MAN, AS
JOINT TENANTS, of Glenview,
Illinois for and in consideration of
Ten and 00/100 Dollars, and other
good and valuable consideration, the
receipt and sufficiency of which is
hereby acknowledged, CONVEY(S)
and WARRANT(S) to BAHRAM
MIRHEYDARI and RAHELEH
NASIRI, husband and wife, as
Tenants by the Entirety, of Glenview,
Illinois, the following described Real
Estate:

Dec ID 20240101613008
ST/CO Stamp 1-186-989-104 ST Tax \$775.00 CO Tax \$387.50

Address of Property: 3415 WINNETKA RD GLENVIEW, IL 60026


Parcel ID Number: 04-28-102-023-0000

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

Situated in the County of Cook, State of Illinois. This is not a homestead property as to the grantor's spouse.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2023 and subsequent years.

DATED this 28th day of November, 2023



AMY CHEN (SEAL)



CHRISTOPHER MARCUS PECKAT (SEAL)

File nr: AT230774
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave. $\frac{1}{2}$
Chicago, IL 60631
Ph. 312-651-6070

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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Amy Chen and Christopher Marcus Peckat, personally known to me to be the same person(s) whose name(s) is/are 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.

WITNESS my hand and official seal this 28th day of November, 2023.


NOTARY PUBLIC



Ronak Desai
Prepared by: Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
Bahram Mithyadari
3415 Winnetka
Glenview IL 60025

SEND SUBSEQUENT TAX BILLS TO:
Bahram Mithyadari
3415 Winnetka
Glenview IL 60025

Property of Cook County Clerk's Office

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EXHIBIT "A"

LOT 403 IN THE WILLOWS UNIT NO. 4-A, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED DECEMBER 18, 1969 AS DOCUMENT LR2485211 AND RECORDED AS DOCUMENT 21040878, IN COOK COUNTY, ILLINOIS.

Property Address: 3415 WINNETKA RD GLENVIEW, IL 60026
Parcel ID Number: 04-28-102-023-0000

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This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. 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 A, Part II-Exceptions. Commitment for Title Insurance 2021 v. 01.00

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