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WARRANTY DEED

Joint Tenancy

THE GRANTORS WAHAJ KAMRAN and RESHMA KAMRAN, his wife and PARVIZ GIGA, a single person

of the City of Des Plaines County of Cook State of Illinois for and in consideration of --Ten (\$10.00) and no/100-- DOLLARS, and other good & valuable considerations in hand paid, CONVEY and WARRANT to

SANJAY DHIMAN and USHA DHIMAN 89028 Federal Court #211 Des Plaines, Illinois 60016 (Names and Address of Grantees)

94431387

not in tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

- DEPT-01 RECORDING \$23.50
T#0011 TRAM 1815 05/13/94 16:26:00
#6316 # RV *-94-431387
COOK COUNTY RECORDER

PERMANENT INDEX NO. 05-10-401-076-1001

SUBJECT TO: General real estate taxes not due and payable at time of closing; Special assessments confirmed after the contract date; Building, building line and use or occupancy restrictions, conditions and covenants of record; Zoning laws and Ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Dated this 25th day of April 1994

Signature of WAHAJ KAMRAN

(SEAL)

Signature of RESHMA KAMRAN

(SEAL)

Signature of PARVIZ GIGA

(SEAL)

94431387

State of Illinois, County of DuPage ss. I, the undersigned, Notary Public in and for said county, in the State aforesaid,

DO HEREBY CERTIFY THAT

WAHAJ KAMRAN and RESHMA KAMRAN, his wife and PARVIZ GIGA, 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, this 25th day of April 1994.

Commission expires 19

Signature of Renee L. Steele, Notary Public

OFFICIAL SEAL RENE L STEELE NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 1994

This instrument was prepared by

MOHD L. RANA, ESO.

6912 S. Main St., Downers Grove, IL 60516

Mail to: Gail Campbell, Esq. 20 N. Clark St., #3108 Chicago, Illinois 60603

Address of property: 8936 North Shore Drive, Unit 1A Des Plaines, Illinois 60016

Mail tax bill to: Sanjay and Usha Dhiman 8936 North Shore Drive, Unit 1A Des Plaines, Illinois 60016

RECORDER'S OFFICE BOX NO.



Handwritten \$23.50 and 34

Vertical text: Property not located in the corporate limits of Des Plaines. Deed or instrument not subject to transfer tax. City of Des Plaines 04-22-94

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LEGAL DESCRIPTION

PARCEL 1; UNIT NO. 101A AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 10; THENCE NORTH 1290.89 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE WEST 636.16 FEET ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST QUARTER, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING WEST 184.92 FEET ALONG THE WESTERLY EXTENSION OF SAID PERPENDICULAR LINE; THENCE NORTH 73.45 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER; THENCE EAST 184.92 FEET ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 73.45 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER, TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "b" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COURTLAND SQUARE CONDOMINIUM BUILDING NO. 20 MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 28, 1979, KNOWN AS TRUST NO. 39321 AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 25053452, TOGETHER WITH AN UNDIVIDED 7.474227 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY)

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE COURTLAND SQUARE HOMEOWNERS' ASSOCIATION RECORDED JULY 17, 1979 AS DOCUMENT 25053432.

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