

WARRANTY DEED

THE GRANTOR, Mirza Family Limited Partnership, an Illinois limited partnership, by its general partner, Mirza Ventures, Inc., an Illinois corporation, of the Village of Northbrook, County of Cook, State of Illinois for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid,



99063631

CONVEYS and WARRANTS to GRANTEES, Yung Fu Lee and Myung Ying Lee husband and wife, 7034 North Kenton Avenue, Lincolnwood, Illinois 60646, 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:

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THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST 1/4 THROUGH A POINT ON SAID EAST LINE WHICH IS 1014.12 FEET SOUTH AS MEASURED ALONG SAID EAST LINE OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4, WHICH IS 67.0 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4, AS MEASURED ALONG SAID LINE DRAWN AT RIGHT ANGLES; THENCE CONTINUING WEST ALONG SAID LINE DRAWN AT RIGHT ANGLES; TO THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 56.0 FEET, THE EAST LINE OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4 HAVING AN ASSUMED BEARING OF NORTH-SOUTH; THENCE NORTH, A DISTANCE OF 63.83 FEET; THENCE EAST, A DISTANCE OF 56.0 FEET; THENCE SOUTH, A DISTANCE OF 63.83 FEET TO THE PLACE OF BEGINNING, COOK COUNTY, ILLINOIS.

Subject to: general taxes for 1998 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof for any special tax or assessments for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; roads and highways, existing leases and tenancies as set forth in rent roll and new leases entered into by Grantor prior to closing in the ordinary course of business; the mortgage or trust deed, if any; acts done or suffered by or through the Grantees.

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.

Permanent Real Estate Index Number: 04-30-210-066

Address of Real Estate: 3512 Salem Walk, Northbrook, Illinois 60062

UNOFFICIAL COPY

In Witness Whereof, the Grantor has hereunto set its partnership seal this 9th day of Jan, 1999.

MIRZA FAMILY LIMITED PARTNERSHIP, an Illinois limited partnership

By: Mirza Ventures, Inc., an Illinois corporation
Its: General Partner

By: Flora M. Mirza
Flora M. Mirza, President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Flora M. Mirza, president of Mirza Ventures, Inc., an Illinois corporation, which is a general partner of Mirza Family Limited Partnership, an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of January, 1999.

Virginia Nielsen
Notary Public Commission # 374012 **99063631**
My commission expires: 2-18-02

This instrument was prepared by Dennis A. Ferraro, Esq.
Chuhak & Tecson, P.C.
225 West Washington Street, Suite 1300
Chicago, Illinois 60606

Record and Mail to: Sara E. Sumner, Esq.
2020 North Leavitt
Chicago, Illinois 60647

Send Subsequent Tax Bills to: Yung Fu Lee and Myung Ying Lee
7034 North Kenton Avenue
Lincolnwood Illinois 60646

008807

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN 19 99 **215.00**
P.S. 10847

02491

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
JAN 19 99 DEPT. OF REVENUE **430.00**
P.B. 10842