

WARRANTY DEED

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2002-08-12 12:04:54
Cook County Recorder 25.50



0020878294

THE GRANTORS, MARIA VICTORIA GACUTAN n/k/a MARIA ALI married to MOHAMMAD ALI, her husband, of the village of Tinley Park, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to Safdar Mirza, 3722 Salem Walk S. #B 1, Northbrook, Illinois 60062

FOR RECORDER'S USE ONLY

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

"SEE REVERSE SIDE"

Subject to:

P.N.T.N.

1. All general taxes and special assessments levied after the year 2001.
2. Easements, covenants, restrictions and conditions of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 27-24-111-092
Address of Real Estate: 7955 W. 160th Street, Tinley Park, Illinois 60477

x *Maria Victoria Gacutan*

DATED this 17th day of July, A.D., 2002

x *Maria Ali*

(SEAL)

Mohammad Ali
MOHAMMAD ALI

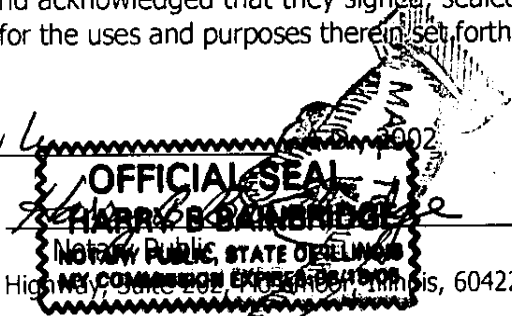
(SEAL)

MARIA VICTORIA GACUTAN n/k/a
MARIA ALI

State of Illinois, County of Cook, ss I, the undersigned, a notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARIA VICTORIA GACUTAN, n/k/a MARIA ALI married to MOHAMMAD ALI, her husband, 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 17th day of July, 2002

Commission expires AUG. 18, 2005



This instrument was prepared by Jack G. Bainbridge, Esq., 1835 Dixie Highway, Chicago, Illinois, 60422

Mail to: ~~Neil Kaiser~~
~~716 Lee Street~~
~~Des Plaines, Illinois 60016~~

Send Subsequent Tax Bills to:
Safdar Mirza
7955 W. 160th Street
Tinley Park, Illinois 60477

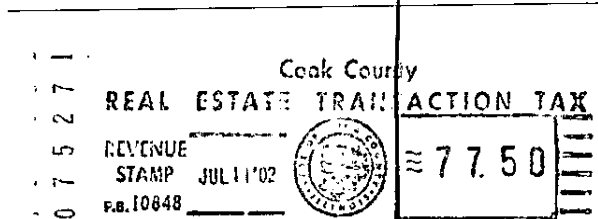
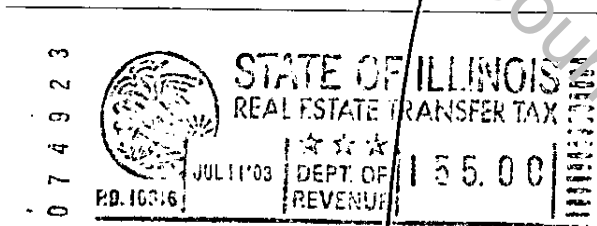
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PARCEL 1: THE WEST 20.97 FEET OF THE EAST 89.33 FEET OF A PARCEL OF LAND HEREIN DESIGNATED AS THE "BUILDING PARCEL", BEING THAT PART OF LOT 11 IN ASHFORD MANOR WEST PHASE III, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 89 DEGREES 54 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 11 FOR A DISTANCE OF 20.13 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 19.77 FEET TO THE POINT OF BEGINNING OF SAID "BUILDING PARCEL"; THENCE SOUTH 89 DEGREES 55 MINUTES 44 SECONDS EAST 136.83 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 16 SECONDS WEST 62.99 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 44 SECONDS WEST 136.83 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 16 SECONDS EAST 62.99 FEET TO THE POINT OF BEGINNING OF THE "BUILDING PARCEL", IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASHFORD MANOR RECORDED AUGUST 31, 1995 AS DOCUMENT 95580519.



COOK COUNTY RECORDER

AFFIDAVIT -- METES AND BOUNDS

STATE OF ILLINOIS)
COUNTY OF COOK) SS

Document No. AUG 8 2002

MARIA VICTORIA GACUTAN, being duly sworn on oath, states that 5 he resides at 7955 W. 160th St, Tinley Park, IL, 60477. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of 2.5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance or parcels of land or interests therein for use as right of way for railroad or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyance is made to correct description in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act (7-17-59) into no more than two (2) parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 2.5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, (eff. Oct. 1, 1977).
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANT further states that 5 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 17th day of July, 2002.

Maria Victoria Gacutan
AFFIANT

Lisa Kent
Notary Public

