

# UNOFFICIAL COPY

## WARRANTY DEED

\*\*Note: This space is for RECORDER'S USE ONLY

Statutory (Illinois)

(Corporation to Individual)

Mail to:



Doc#: 0606610062 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/07/2006 09:14 AM Pg: 1 of 4

JAMES J. MORRONE  
12820 South Ridgeland  
PALOS HEIGHTS, IL 60463

Name & Address of Taxpayer:

ISSAM YOUNIS  
7206 West 90th Pl.

Bridgeway, IL 60451

THE GRANTOR, **TEAM DEVELOPERS, INC.**, an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS as follows:

An undivided twenty-five percent ( 25 % ) interest as tenant in common to **ISSAM YOUNIS**, of 7206 West 90th Pl. Bridgeway, IL.

An undivided twenty five-percent (25%) interest as tenant in common, to **NASER D. FARHAN**, of 12520 Yorkville Dr. Homer Glen, IL. and an undivided twenty-five percent ( 25 % ) interest ;

An undivided fifty percent ( 50%) interest as tenant in common **AMER ALARAJ**, of 7148 W 82nd St Bridgeway, IL., an undivided 50% interest as tenant in common.

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

### SEE ATTACHED LEGAL DESCRIPTION

Subject to covenants, conditions and restrictions of record and real estate taxes for the year 2005 and subsequent years.

PERMANENT INDEX NO. (s): 28-10-207-031-0000 28-10-207032-0000  
ADDRESS OF REAL ESTATE: 28-10-207-033-0000  
14344-14350 CRAWFORD (PULASKI) MIDLOTHIAN, IL 60455

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, this 2nd day of MARCH, 2006.

TEAM DEVELOPERS, INC.

By: [Signature]  
ISSAM YOUNIS, President

PREPARED BY : JAMES J. MORRONE, P.C. 12820 S. Ridgeland Avenue, Unit C, Palos Heights, Illinois 60463

BOX 334 CTT

CTT  
SA 221007/3013

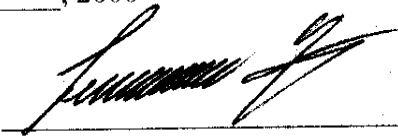
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STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

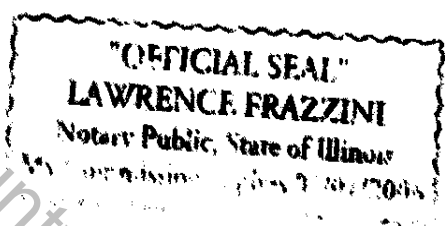
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that **ISSAM YOUNIS, President of TEAM DEVELOPERS, INC. .**, personally known to me to be the President and Authorized Agent of TEAM DEVELOPERS, INC. , an Illinois corporation, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that she signed and delivered the said instrument as Authorized Agent of said corporation pursuant to authority, given by the Board of Directors of said corporation as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of MARCH, 2006

Commission expires APR 1, 2006

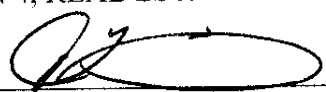
  
\_\_\_\_\_  
Notary Public

IMPRESS SEAL HERE



COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
4 SECTION 4, REAL ESTATE TRANSFER  
TAX ACT

  
DATE BUYER, SELLER OR REPRESENTATIVE

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1410 SA2210073 OF  
 STREET ADDRESS: 14350 S. PULASKI ROAD  
 CITY: MIDLOTHIAN COUNTY: COOK  
 TAX NUMBER: 28-10-207-031-0000,  
 LEGAL DESCRIPTION: <sup>032, 033'</sup>

PARCEL 1:

LOT 20 (EXCEPT THE EAST 17 FEET OF SAID LOT TAKEN AND USED FOR CRAWFORD AVENUE) IN BLOCK 1 IN MANUS MIDLOTHIAN PARK SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 21 (EXCEPT THE EAST 17 FEET OF SAID LOT TAKEN AND USED FOR CRAWFORD AVENUE) IN BLOCK 1 IN MANUS MIDLOTHIAN PARK SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 22 (EXCEPT THE EAST 17 FEET THEREOF USED FOR CRAWFORD AVENUE) IN BLOCK 1 IN MANUS MIDLOTHIAN PARK SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated MARCH 2, 2006, Signature: [Signature]  
Grantor or Agent

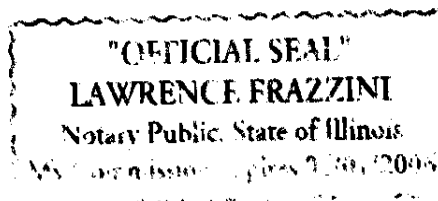
Subscribed and sworn to before me by the

said BARA

this 2<sup>nd</sup> day of MARCH

2006

[Signature]  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated MARCH 2, 2006, Signature: [Signature]  
Grantee or Agent

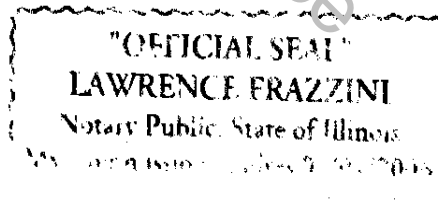
Subscribed and sworn to before me by the

said BARA

this 2<sup>nd</sup> day of MARCH

2006

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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