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Doc#: 1108050034 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 03/21/2011 01:54 PM Pg: 1 of 3

This Instrument was prepared by: CRYSTAL L. KONTNY, ESQ. Robbins, Salomon & Patt, Ltd. 25 East Washington Street, Suite 1000 Chicago, Illinois 60602

After recording, please mail to: ANTHONY DEFRENZE, ESQ. Defrenze & Mosconi, P. C. 707 Skokie Boulevard, Suite 410 Northbrook, Illinois 60062

Mail Subsequer. Tak Bills to:

ANEESA N. STIEL

10504 S. Hicklary Ave "3"

WORTH, IL GEGO?

WARRANTY DEED

Statutory (Illinois)
(Joint Tenancy)

007 1126306

THE GRANTOR, **KATHY DUDA**, an unmarged woman, of the City of Phoenix, County of Maricopa, State of Arizona, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **NASSER A. SALEH, ANEESA N. SALEH & IBTESAM N. SALEH,** NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 4854 South Lamon Avenue, Chicago, Illinois 60638, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

SEE EXHIBIT "A" CONTAINING LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PAUT HEREOF

SUBJECT ONLY TO THE FOLLOWING PERMITTED EXCEPTIONS, PROVIDED NONE OF WHICH SHALL MATERIALLY RESTRICT THE REASONABLE USE OF THE PREMISES AS A RESIDENCE: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; BUILDING LINES AND BUILDING LAWS AND ORDINANCES, USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES WHICH CONFORM TO THE PRESENT USAGE OF THE PREMISES; PUBLIC AND UTILITY EASEMENTS WHICH SERVE THE PREMISES; PUBLIC ROADS AND HIGHWAYS, IF ANY; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; AND LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT AND CONDOMINIUM DECLARATION, IF APPLICABLE.

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 as tenants in common, but as joint tenants forever.

PROPERTY:

10504 South Highland Avenue, Unit 3A, Worth, Illinois 60482

PIN:

24-18-106-045-1009

F67496

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DATED this <u>09th</u> day	of <u>March</u>	, 2011		
		Kathy Duda	Lida	(SEAL)
	SS			
I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Kathy Duda, 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, sealed and delivered the said instrument as her 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 day of day of, 2011				
Marricons County Liss Cherie Cowden No Commission Expires No Commission Expires No Commission Expires				
	~~~~~\$ /	C		
STATE OF ILLINOIS 25	REAL ESTATE TRANSFER TAX	REAL ESTATE TO		REAL ESTATE TRANSFER TAX
#AR.21.11	0005800	COUNTY T	MAR.21.11	00029.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103049	REVENUE S	TAMP #	FP 103052

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## **UNOFFICIAL COPY**

**EXHIBIT "A"** 

LEGAL DESCRIPTION

UNIT 3A 10504 SOUTH HIGHLAND AVENUE WORTH, ILLINOIS 60482

UNIT NUMBER 10304-3A IN 10504 HIGHLAND CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIPED TRACT OF LAND:

LOT 1 IN HIGHLAND TERRACE, BEING A SUBDIVISION OF LOT 1 IN MARSTON'S SUBDIVISION OF THAT PART OF THE EAST 6.88 ACRES OF LOT 5, LYING SOUTH OF THE SOUTH LINE OF SOUTHWEST HIGHWAY (EXCEPT THE SOUTH 950.00 FEET THEREOF) IN COUNTY CLERK'S DIVISION OF LOT 2 IN THE SUBDIVISION OF THE NORTH QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13; EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THAT PART OF LOT 5 LYING SOUTH OF THE SOUTH LINE OF SOUTHWEST HIGHWAY (EXCEPT THE EAST 6.88 FEET ACRES OF SAID LOT 5) AND (EXCEPT THE SOUTH 950.00 FEET THEREOF) OF COUNTY CLERK'S DIVISION OF LOT 2 IN THE SUBDIVISION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINGIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 4" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 11, 2003 AS DOCUMENT NUMBER 0316232013; TOGFTHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.