

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1234812031 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/13/2012 09:37 AM Pg: 1 of 4

THIS AGREEMENT, made this November 27th, 2012, by and between **Ahmed M. Nayeem & Guadalupe M. Jimenez**, (Now Know as Guadalupe M. Nayeem) a married couple of the City of Harwood Heights, State of Illinois, "GRANTOR," and **John Chrabaszcz**, of the City of Chicago, State of Illinois, "GRANTEE," *WITNESSETH*, that the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's heirs and assigns, FOREVER all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

01146-6653 1/1

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, HEREBY RELEASING ALL RIGHTS OF HOMESTEAD with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused their names to be signed to these presents on the day and year first above written.

GUADALUPE M. JIMENEZ

AHMED M. NAYEEM

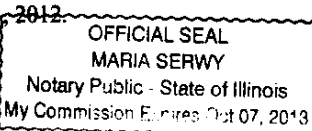
(Now Known as Guadalupe M. Nayeem)

STEWART TITLE COMPANY
2655 West Army Trail Road, Suite 110
Addison, IL 60101
630-299-4000

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that **Ahmed M. Nayeem & Guadalupe M. Nayeem** are each personally known to me, and whose names are subscribed to the foregoing instrument, each appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 26th day of NOVEMBER



Notary Public

This instrument prepared by: Jan B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1430, Chicago, IL 60604

After recording, return to: AND
Send Subsequent Tax Bills to: JOHN CHRABASZCZ 7616 W. LAWRENCE AVE 315
HARWOOD HEIGHTS, IL 60706

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VILLAGE OF HARWOOD HEIGHTS

NOV 28 2012



780.00

REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER 11/28/2012



COOK \$39.00

ILLINOIS: \$78.00

TOTAL: \$117.00

12-12-329-021-1037 | 20121101605167 | 5PQW52

Property of Cook County Clerk's Office

UNOFFICIAL COPY

WARRANTY DEED

THIS AGREEMENT, made this November 27th, 2012, by and between **Ahmed M. Nayeem & Guadalupe M. Jimenez**, a married couple of the City of Harwood Heights, State of Illinois, "GRANTOR," and **John Chrabaszcz**, of the City of Chicago, State of Illinois, "GRANTEE," *WITNESSETH*, that the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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IN WITNESS WHEREOF, said Grantor has caused their names to be signed to these presents on the day and year first above written.

GUADALUPE M. JIMENEZ

AHMED M. NAYEEM

STATE OF ILLINOIS)
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that **Ahmed M. Nayeem & Guadalupe M. Jimenez** are each personally known to me, and whose names are subscribed to the foregoing instrument, each appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this ____ day of _____, 2012.

 Notary Public

This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1430, Chicago, IL 60604

After recording, return to: _____

Send Subsequent Tax Bills to: _____

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT E-6 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE WEST 362.52 FEET OF THAT PART OF THE EAST 12 ACRES OF LOT 1 IN HENRY JACQUES' SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 1,071.4 FEET OF SAID LOT 1 AND NORTH OF THE SOUTH 50.04 FEET (MEASURED ALONG THE EAST AND WEST LINES OF SAID SOUTHWEST 1/4), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24886887; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

Commonly known as: 7616 W. Lawrence Avenue #3B Harwood Heights, IL 60706

Permanent Index No.: 12-12-329-021-1030

THIS DEED IS SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY LINES AND EASEMENTS; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENT FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$93,600.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee."