

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY



Doc#: 1427446104 Fee: \$44.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/01/2014 03:10 PM Pg: 1 of 3

HEATHER BALLANCE, married to James E. Abril of the Village of Orland Park, County of Cook, State of Illinois, ("GRANTOR") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to WIDAD N. ABUZIR, of 15438 Skulky, Homer Glen, IL 60491, ("GRANTEE"), all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** General Real Estate Taxes for the year 2014 and subsequent years not yet due or payable, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

P.I.N.: 28-19-305-007-1006

PROPERTY ADDRESS: 16610 THERESA LANE, UNIT 202, TINLEY PARK, IL 60477

Dated this 15 day of September, 2014

  
HEATHER BALLANCE

This is not homestead property as to James E. Abril

NTC# F-133-SKR  
161 Market Street  
Willow Springs, IL 60480  
708-375-1400 County Cook

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF KANKAKEE )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that HEATHER BALLANCE, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that grantor(s) signed, sealed and delivered the said instrument as a 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 15 day of September 2014.

Kathleen Lightfoot  
NOTARY PUBLIC

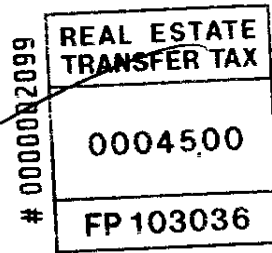
My commission expires: 04-15-2015



Prepared By: **James Kuo**  
74 W. 63rd St.  
Willowbrook, IL 60527

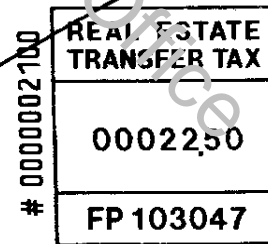
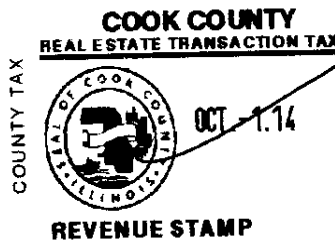
**After Recording, Mail To:**

Richard Stetter  
165 W 10th St.  
Chicago Heights, Il.  
60411



**Mail Tax Statements To:**

WIDAD N. ABUZIR  
15438 SULKY DR.  
HOMER GLEN IL  
60491



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## EXHIBIT A

Commitment Number: F-133-SKR

UNIT 202 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WINSTON COMMONS NO. 3 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25197374, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

28-19-305-007-1006

16610 THERESA LN, UNIT 202, TINLEY PARK, IL 60477

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from September 17, 2014. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$54,000.00 until 90 days from September 17, 2014. These restrictions shall run with the land and are not personal to the Grantee.

Property of Cook County Clerk's Office