

# UNOFFICIAL COPY



1431433095

Doc#: 1431433095 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/10/2014 03:42 PM Pg: 1 of 4

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**Joint Tenants**

FIRST AMERICAN

File # 2582935

1063

MAIL TO:

**RON SOKAL**  
**60 ORLAND SQ DRIVE**  
**ORLAND PARK, IL**  
**60462**

**NAME & ADDRESS OF TAXPAYER:**

Hani Abdallah and Suha Abdallah  
16112 Syd Creek Dr.  
Homer Glen, IL 60491

THE GRANTOR(S) LEONARD H. FATTORE and CAROL A. FATTORE, his wife, of the Village of Palos Park, County of Cook, State of Illinois, for and in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS TO: HANI ABDALLAH and SUHA ABDALLAH, husband and wife,

of: 16112 Syd Creek Dr, Homer Glen, Illinois 60491

not as tenants by the entirety, or as tenants in common, but as JOINT TENANTS, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit "A" and made a part hereof.

Subject to: General Real Estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

The undersigned 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 in tenancy by the entirety, or in tenancy in common, but in JOINT TENANCY forever.

Permanent Index Number(s): 27-14-110-036-0000

Property Address: 8624 Shagbark Court, Orland Park, Illinois 60462

Leonard H. Fattore

Carol A. Fattore

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REAL ESTATE TRANSFER TAX		03-Nov-2014
	COUNTY:	272.50
	ILLINOIS:	545.00
	TOTAL:	817.50

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STATE OF ILLINOIS                    )  
County of Cook                        )

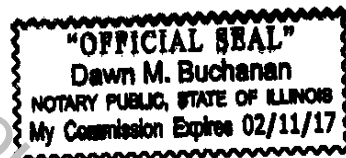
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Leonard H. Fattore and Carol A. Fattore, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 30 day of October, 2014.

*Dawn M. Buchanan*  
\_\_\_\_\_  
Notary Public

NAME AND ADDRESS OF PREPARER:

Anthony S. Xydakis  
Attorney at Law  
125 W. 55<sup>th</sup> Street - Suite 104  
Clarendon Hills, Illinois 60514



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## EXHIBIT "A"

### Legal Description:

That part of Lot 84 in Shagbark Hills, being a subdivision of the East 657.08 feet of the West 1/2 of the Northwest 1/4 of Section 14, Township 36 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: Beginning at the Northwest corner of Lot 84 aforesaid; thence South 89 degrees 38 minutes 24 seconds East along the North line of said Lot 84, a distance of 148.50 feet to a point; thence South a distance of 114.68 feet to a point on the North line of the South 727.00 feet of said Lot 84; thence West 148.50 feet to a point on the West line of Lot 84; thence North on the West line of Lot 84, a distance of 115.61 feet to the point of beginning, in Cook County, Illinois.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)  
JSS.

Leonard Fattor Carol Fattor being duly sworn on oath, states that he resides at \_\_\_\_\_ That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

~~Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.~~

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

1. The division or subdivision of land into parcels or tracts of 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 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 of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines 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. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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 configurations 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.

**CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.**

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

Leonard Fattor  
Carol A. Fattor

SUBSCRIBED AND SWORN to before me

This 30 day of Oct 2014

Dawn M. Buchanan  
NOTARY PUBLIC

