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Doc#: 1626501047 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/21/2016 12:08 PM Pg: 1 of 3

**WARRANTY DEED
Statutory (ILLINOIS)**

**FIRST AMERICAN TITLE
FILE # 0773157**

RECORDER'S STAMP

THE GRANTOR(S), Joshua Woelke ("Grantor"), of the City of Arlington Heights, County of Cook, State of Illinois, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Mohammed M. Zahra and Ranya Zahra, as JOINT TENANTS ("Grantee"), of the City of Des Plaines, County of Cook, State of Illinois, the following described Premises:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

PERMANENT INDEX NUMBERS: 08-08-201-012-1098

**PROPERTY ADDRESS: 1207 South Old Wilke Road, Unit 301
Arlington Heights, Illinois 60005**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: (a) general real estate taxes for 2016 and subsequent years; (b) covenants, conditions and restrictions of record; (c) special governmental taxes or assessments confirmed or unconfirmed; (d) public and utility easements which do not underlie the improvements on the Property; (e) acts done or suffered by or through the Grantee; (f) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration or reserved by The Mallard Cover Condominium Association, and any amendments thereto, for the benefit of all Unit Owners at the Condominium; (g) the Illinois Condominium Property Act; (h) provisions of the Municipal Code of Arlington Heights; (i) applicable zoning, building laws and ordinances which are not violated by the improvements of the property; and (j) assessments due to the Association after the Closing Date.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunder set his hand and seal this 16th day of August, 2016.

JOSHUA WOELKE, an Individual

By: [Signature]
JOSHUA WOELKE

REAL ESTATE TRANSFER TAX

07-Sep-2016



COUNTY: 72.75
ILLINOIS: 145.50
TOTAL: 218.25

08-08-201-012-1098

| 20160801647446 | 1-265-572-672

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P 3
S N
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INT [initials]

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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 **Joshua Woelke, an individual**, personally known to me to be the person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 18 day of August, 2016.



SaBrinke
NOTARY PUBLIC

My Commission expires: 9-19-16

AFTER RECORDING RETURN TO:

**Mr. Michael A. Manges, Esq.
Joseph A. LaZara & Associates, P.C.
7246 West Touhy Avenue
Chicago, IL 60631**

FORWARD TAX BILLS TO:

**1207 South Old Wilke Road
Unit 301
Arlington Heights, Illinois 60005**

This instrument prepared by:

**Beau L. Wagner
2777 Finley Road
Suite 26
Downers Grove, Illinois 60515**

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 10-301 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MALLARD COVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96-889987, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH RANGE 11, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY CROSS EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 21023805 FOR INGRESS, EGRESS, PUBLIC UTILITIES, AND SANITARY SEWER AND WATER, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 07-38-201-012-1098

PROPERTY ADDRESS: 1207 South Old Wilke Road, Unit 301, Arlington Heights, Illinois 60005

Cook County Clerk's Office