

UNOFFICIAL COPY

WARRANTY DEED STATUTORY (ILLINOIS)



1704604006I

Doc# 1704604006 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2017 09:28 AM PG: 1 OF 3

GRANTORS, Dragisa Kotic and Radmila Kotic, husband and wife, of the City of Niles, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Assmaa Hassan, of the City of Chicago State of Illinois, the following described real Estate situated in the County of Cook, in the State of Illinois, to wit :

Legal Description Attached

RECORDER'S STAMP

SUBJECT TO: Covenants, condition and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Property Address: 8256 NORTH ELMORE STREET, NILES, ILLINOIS 60714.
P.I.N. #: 09-24-328-039-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

DATED this 18th day of February, 2017. CH 16039579

FIDELITY NATIONAL TITLE

Dragisa Kotic

Radmila Kotic

I, the undersigned, a Notary Public, in the State of Illinois, County of Cook, DO HEREBY CERTIFY that, the above-named individuals, 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 said 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 official seal, this 18th day of February, 2017.

Notary Public

"OFFICIAL SEAL"
JULIE A BAKER
Notary Public, State of Illinois
Commission Expires My Commission Expires 10/8/2018

S N
P 3
S N
SC Y
INT

BOX 15

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8256 N ELMORE ST DEED/KOSIC TO HASSAN (CONT'D)

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Justin Strane c/o Ansari & Shapiro Assmaa Hassan

211 W. Wacker Dr., Ste. 1500

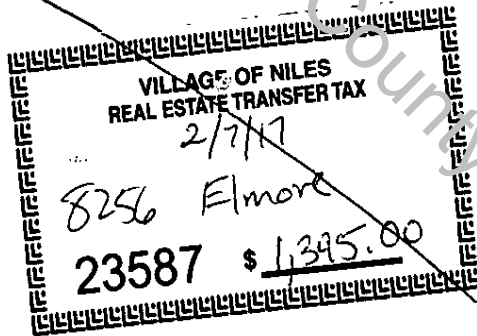
8256 N. Elmore St.

Chicago, IL 60606

Niles, IL 60714

This instrument was prepared by:

Law Offices of Renee Meltzer Kalman
20 N Clark St, Ste 1200
Chicago, IL 60602.



REAL ESTATE TRANSFER TAX

08-Feb-2017



COUNTY:	232.50
ILLINOIS:	465.00
TOTAL:	697.50

09-24-328-039-0000

| 20161201692410

| 1-173-242-560

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LEGAL DESCRIPTION

Order No.: CH16039579

For APN/Parcel ID(s): 09-24-328-039-0000

For Tax Map ID(s): 09-24-328-039-0000

LOT 12 IN BLOCK 4 IN OAKTON MANOR FIRST ADDITION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTION THEREFROM THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT IN THE NORTH LINE OF SOUTHWEST 1/4 OF SAID SECTION 24, SAID POINT BEING 166.65 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, THENCE WEST ALONG SAID NORTH LINE 333.30 FEET, THENCE SOUTH IN A STRAIGHT LINE 1325.80 FEET, MORE OR LESS TO A POINT IN THE SOUTH LINE OF THE NORTH HALF 1/2 OF THE SOUTHWEST QUARTER 1/4 OF THE SAID SECTION 24, THENCE EAST ALONG SAID SOUTH LINE 333.27 FEET TO A POINT, SAID POINT BEING 166.66 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER 1/4 OF THE SOUTHWEST QUARTER 1/4 OF SAID SECTION 24, THENCE NORTH IN A STRAIGHT LINE 1326.20 FEET, MORE OR LESS TO THE POINT OF BEGINNING ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER LR1436658.

COOK County Clerk's Office