

UNOFFICIAL COPY

WARRANTY DEED  
Statutory (Illinois)  
(Individual to Individual)



Doc# 1707610049 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/17/2017 11:36 AM PG: 1 OF 3

GRANTOR

Andrew Carmen, single, never married,  
of the Village of Palatine, County of  
Cook, State of Illinois for and in  
consideration of Ten and 00/100  
(\$10.00) DOLLARS, and other good and  
valuable considerations in hand paid,  
CONVEY and WARRANT to

Waleed K. Abdelhadi,  
6088 Canterbury Lane, Hoffman Estates, IL 60192

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

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

SUBJECT TO: covenants, conditions, and restrictions of record, Document No.(s) \_\_\_\_\_; \_\_\_\_\_; and to General Taxes for 2016 and subsequent years.

Permanent Real Estate Index Number(s): 02-15-407-049-1025

Address of Real Estate: 140 W. Wood St., Unit 201, Palatine, IL 60067

Dated this 24 day of February, 2017.

PLEASE PRINT  
OR TYPE  
NAME(S)  
BELOW  
SIGNATURE(S)

By:  (SEAL)  
**Andrew Carmen**

REAL ESTATE TRANSFER TAX 17-Mar-2017



COUNTY: 46.50  
ILLINOIS: 93.00  
TOTAL: 139.50

02-15-407-049-1025 | 20170301622732 | 0-051-460-800

17WSAY90279P CLP 1087

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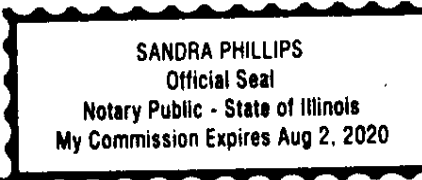
				TO		Individual to Individual		WARRANTY DEED	

Property of **COOK COUNTY CLERK'S OFFICE**

State of Illinois, County of *COOK* ss *1*, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Carmen personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

**IMPRESS  
SEAL  
HERE**

Given under my hand and official seal, this *24* day of February, 20*20*.  
 Commission expires *08/02*, 20*20*.



*[Signature]*  
 NOTARY PUBLIC

This instrument was prepared by Ronald Kaplan, Ltd., 134 N. LaSalle St., Suite 1710, Chicago, IL 60602.

**MAIL TO:**

<u>Lee R. Zeidman</u> (Name)
<u>4709 Golf Rd., Ste. 1155</u> (Street Address)
<u>Skokie, IL 60076</u> (City, State, Zip)

**SEND SUBSEQUENT TAX BILLS TO:**

<u>Waleed K. Abdelhadi</u> (Name)
<u>140 W. Wood St., #201</u> (Street Address)
<u>Palatine, IL 60067</u> (City, State, Zip)

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## EXHIBIT A LEGAL DESCRIPTION

Order No.: 17WSA490279LP

For APN/Parcel ID(s): 02-15-407-049-1025

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UNIT 201 IN THE PARK TOWNE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15 AFORESAID; THENCE NORTH ALONG THE CENTER LINE OF THE STREET 4 CHAINS 7 LINKS; THENCE EAST 4 CHAINS AND 95 LINKS; THENCE SOUTH 4 CHAINS AND 7 LINKS; THENCE EAST 1 CHAIN AND 42 LINKS; THENCE SOUTH 5 CHAINS AND 2 LINKS TO THE CENTER OF THE STREET; THENCE WEST 3 CHAINS AND 66 LINKS TO THE NORTH LINE OF RAILROAD LAND; THENCE NORTHWEST ALONG SAID NORTH LINE 3 CHAINS AND 17 LINKS TO THE CENTER OF STREET; THENCE NORTH ALONG SAID CENTER LINE OF STREET, 3 CHAINS AND 53 LINKS, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT THAT PART FALLING IN BLOCK 4 IN ASSESSOR'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SAID SECTION 15, AND EXCEPT THAT PART CONVEYED BY DEED DATED APRIL 24, 1961 FROM FIFTY AVENUE L, INCORPORATED, TO ROBERT E. WARD AND ERNA G. WARD, HIS WIFE, RECORDED MAY 15, 1961 AS DOCUMENT 18161121, IN COOK COUNTY, ILLINOIS;

ALSO

PARCEL 2: THAT PART LYING SOUTH OF THE SOUTH LINE OF COLFAX STREET OF THE NORTH 8 RODS OF LOT 3 IN BLOCK 5 IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OTHER PROPERTY ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1877 AS DOCUMENT 129579, ALL IN COOK COUNTY, ILLINOIS. EXCEPTING FROM SAID PARCELS 1 AND 2 THAT PART DEDICATED FOR PUBLIC STREETS BY DOCUMENTS 20399591 AND 20399592, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95648558 AND THE AMENDMENT RECORDED AS DOCUMENT NUMBER 96646356; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.