

# UNOFFICIAL COPY

Doc#: 1710849049 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/18/2017 09:09 AM Pg: 1 of 3

Dec ID 20170401637680  
ST/CO Stamp 0-986-721-984  
City Stamp 2-060-463-808

## LIMITED WARRANTY DEED

THIS INDENTURE is made this 29 day of August, 2017, by and between Ahmed Ayyad, deceased party of the first part, and Hala Ayyad, widow, hereinafter called "GRANTOR", and Hala Ayyad, Sole Trustee, or her successors in trust, under the HALA AYYAD LIVING TRUST, dated May 26, 2004, and any amendments thereto of Cook County, IL, hereinafter called "GRANTEE".

WITNESSETH: That in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does, by these presents grant, bargain, sell and convey unto Grantee, its successors, assigns, executors or administrators, all of their interest, in and to the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

The North 50 feet of Lots 25, 26, 27, and 28 in Block 2 in the Subdivision of Block 25 of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian (Except the South West Quarter of the North East Quarter thereof and the South East Quarter of the North West Quarter thereof and the East half of the South East Quarter thereof) in Cook County, Illinois.

PIN: 14-19-229-043-0000  
Commonly known as 3609 N. Ravenswood Avenue, Chicago, IL

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in anyway appertaining unto the said GRANTEE and unto GRANTEE's heirs, successor and assigns forever, the said GRANTOR hereby covenanting that the premises are free and clear from any encumbrance done or suffered by GRANTOR; and that GRANTOR will warrant and defend the title to said premises unto the said GRANTEE and unto GRANTEE's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through GRANTOR.

Grantee/Grantor Address:  
9248 Osceola Avenue, Morton Grove, IL 60053

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IN WITNESS WHEREOF; the GRANTOR have hereunto set their hands the day and year first above written.

Hala Ayyad  
Hala Ayyad, Grantor

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E (and Cook County Ordinance 95104, Paragraph E.) Dated the 29 day of March, 2017.

Hala Ayyad  
Hala Ayyad

### ACKNOWLEDGMENT

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

29 Before me, the undersigned, a Notary Public, in and for said County and State, on this day of March, 2017, personally appeared Hala Ayyad, a widow, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

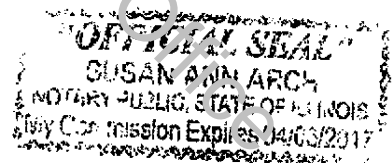
Susan Ann Arch  
Notary Public

Prepared by and mail to:

Gary R. Waitzman, Attorney at Law,  
250 Parkway Drive, Suite 130, Lincolnshire, IL 60069  
Telephone: (847) 793-9100

Send subsequent tax bills to:

Hala Ayyad, Trustee  
9248 N. Osceola Avenue  
Morton Grove, IL 60053



This deed has been prepared at the Grantor's request without examination or legal opinion of title. This instrument was prepared by Attorney Gary R. Waitzman, 250 Parkway Drive, Suite 130, Lincolnshire, IL 60069. The legal description and the stated title owners contained herein were supplied by the parties and the draftsman assumes no responsibility for the correctness thereof.

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## STATEMENT BY GRANTOR AND GRANTEE

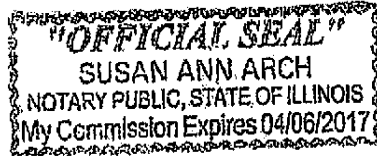
The Grantor, or Grantor's Agent, affirms that, to the best of the Grantor's knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 29, 2017

Hala Aygnel  
Grantor/Agent

Subscribed and sworn to before me this 29 day of May, 2017

Notary Public



The Grantee, or Grantee's Agent, affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

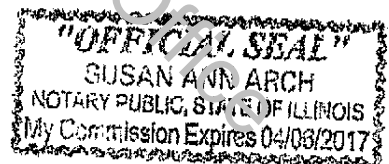
Dated May 29, 2017

Hala Aygnel  
Grantee/Agent

Subscribed and sworn to before me this 29 day of May, 2017

Notary Public

Susan Ann Arch



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantor or Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)