

19604553

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WARRANTY DEED



Doc# 1719408684 Fee \$40.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 07/13/2017 03:39 PM PG: 1 OF 2

THE GRANTORS

(The space above for Recorder's use only)

-both married

Fatima Fallah and Kambiz Fallah of the City of Chicago, County of Cook, State of IL, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Fat Head Investments, Inc., of PO Box 1381, Aurora, IL in the following described Real Estate situated in Cook County, Illinois, commonly known as 154 Briarwood Ct., Matteson, IL 60443, legally described as:

UNIT 3-9-4 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WOODGATE CONDOMINIUM NO. 3 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22142916, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2016 and subsequent years.

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

Permanent Index Number (PIN): 31-16-104-018-1032
Address(es) of Real Estate: 154 Briarwood Ct., Matteson, IL 60443

Dated this 5 day of July, 2017

Fatima Fallah
Fatima Fallah

(SEAL)

Kambiz Fallah
Kambiz Fallah

(SEAL)

** THIS IS NOT HOMESTEAD PROPERTY*

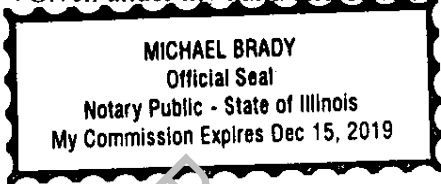
STATE OF ILLINOIS)
)ss.
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Fatima Fallah and Kambiz Fallah personally known to me to be the same persons whose names subscribed in the foregoing instrument, appeared before me this day

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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 5 day of July, 2017.



[Signature]
NOTARY PUBLIC

Commission expires 12.15.19

M.W. Brady
This instrument was prepared by: M.W. Brady Law Firm, PC, 17407 67th Court, Suite 3, Tinley Park, IL 60477

MAIL TO:



Fat Head
PO Box 1381
Aurora IL 60507

SEND SUBSEQUENT TAX BILLS TO:

Fat Head Investments, Inc.
154 Briarwood Ct.
Matteson, IL 60443

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		12-Jul-2017
		COUNTY: 10.00
		ILLINOIS: 40.00
		TOTAL: 60.00
31-16-104-018-1032 20170701685024 1-505-285-568		

Property of Cook County Clerk's Office