

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

Prepared by and when recorded return to:

Howard J. Powers II
Weitzman & Powers, Ltd.
PO Box 87655
Chicago, IL 60680

Mail tax bills to:

City of Markham
16313 S. Kedzie Parkway
Markham, IL 60428

Doc# 1721447128 Fee \$44.25

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/02/2017 02:58 PM PG: 1 OF 3

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, YACOUB SALEH and JAMAL SALEH, as their sole and separate property, of Cook County, Illinois (collectively "Grantor") here by grants, conveys and warrants to the CITY OF MARKHAM, an Illinois municipal corporation ("Grantee") the following real property situated in Cook County Illinois, together with all rights and privileges appurtenant thereto:

SEE ATTACHED EXHIBIT A (the "Property")

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. To have and to hold said Property subject only to: covenants, conditions, and restrictions of record; public utility easements; special governmental taxes or assessments not yet completed; unconfirmed special governmental taxes or assessments; current real estate taxes subject to acts of Grantor and no other.

Dated this 2 day of August, 2017.

GRANTOR

Yacoub Saleh
YACOUB SALEH

Jamal Saleh
JAMAL SALEH



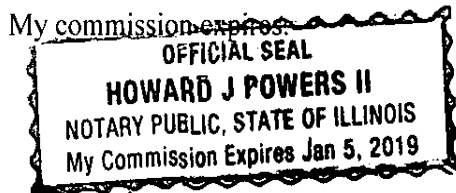
CITY OF MARKHAM
Water Stamp Exempt
Date 8-2-17
\$ 50.00 4359

THIS TRANSACTION IS EXEMPT FROM TRANSFER TAX 35 ILCS 200/31-45(3)

STATE OF ILLINOIS)
County of COOK)

The foregoing instrument was acknowledged before me this 2nd day of August, 2017 by Yacoub Saleh and Jamal Saleh.

Howard J Powers II
Notary Public



UNOFFICIAL COPY**Exhibit A****Legal Description**

Lots 17 to 27 inclusive in Block 1 in Canterbury Gardens Unit No. 2, a Subdivision of the West 1/2 of the East 1/2 and part of the Northwest 1/4 of Section 24, Township 36 North, Range 13, East of the Third Principal Meridian; together with the West Half of vacated Rockwell Street lying East of and adjoining said Lots, vacated by Ordinance 76-0-929, recorded August 3, 1976 as document 23583264, all in Cook County, Illinois.

Excepting from said lots that part conveyed to the Illinois State Toll Highway Commission described as Parcel T-1C-119 and T-1C-119.7 in Case No. 57S5084 in the Superior Court, in Cook County, Illinois.

And also except that part described as follows: A part of Lots 17 through 27, both inclusive, in Block 1 of Canterbury Gardens, Unit Number 2, being a Subdivision of the West half of the East half and part of the Northwest quarter of Section 24, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded April 17, 1956 as Document Number 16552772 and registered July 3, 1956 as Document Number T-1680652 in Torrens Plat Book 48. Pages 40 and 41 in the Office of the recorder of Cook County, Illinois, more particularly described as follows: Commencing at the Southeast corner of said Lot 27; thence South 89 degrees 01 minutes 48 seconds West (this and all subsequent bearings based on the Illinois Coordinate System of 1933, East zone), 72.67 feet along the South line of said Lot 27 to the point of beginning; thence continuing South 89 degrees 01 minutes 48 seconds 40.06 feet along said South line to the Easterly right of way line of the Tri State Tollway (the following ten courses are along said Easterly right of way line); 1) North 00 degrees 41 minutes 33 seconds West, 55.64 feet; 2) North 02 degrees 13 minutes 26 seconds East, 4.37 feet to the North line of said Lot 27; 3) North 02 degrees 09 minutes 42 seconds East, 60.09 feet to the North line of Lot 26; 4) North 02 degrees 10 minutes 17 seconds East, 120.18 feet to the North line of Lot 24; 5) North 02 degrees 09 minutes 42 seconds East, 60.09 feet to the North line of Lot 23; 6) North 02 degrees 10 minutes 17 seconds East, 180.27 feet to the North line of Lot 20; 7) North 02 degrees 09 minutes 42 seconds East, 60.09 feet to the North line of Lot 19; 8) North 02 degrees 10 minutes 17 seconds East, 60.09 feet to the North line of Lot 18; 9) North 02 degrees 10 minutes 11 seconds East, 55.67 feet; 10) North 13 degrees 19 minutes 19 seconds East, 4.55 feet to the North line of Lot 17; thence North 89 degrees 01 minutes 48 seconds East, 37.38 feet along the North line of said Lot 17; thence South 02 degrees 27 minutes 15 seconds West, 398.36 feet; thence South 00 degrees 44 minutes 16 seconds West 262.47 feet to the point of beginning.

Address: 16110 – 16122 Poplar Ave., Markham, IL 60428

PIN: 28-24-211-016-0000, 28-24-211-017-0000, 28-24-211-018-0000, 28-24-211-019-0000,
28-24-211-020-0000, 28-24-211-021-0000, 28-24-211-022-0000, 28-24-211-023-0000,
28-24-211-024-0000, 28-24-211-025-0000, 28-24-211-026-0000

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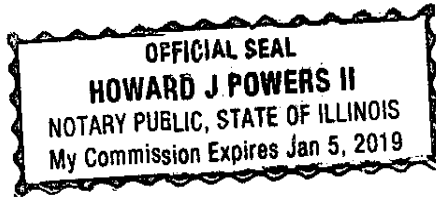
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 August 2, 2017

Signature: Jamal Saleh
Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor
this 2nd day of August 2017.
Howard J Powers II
Notary Public



The grantee or his agent affirms that, to the best of his knowledge, 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 August 2, 2017

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Agent
this 2nd day of August 2017.
Howard J Powers II
Notary Public



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