


UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY (Non-Homestead)

THE GRANTORS (NAME AND ADDRESS)

Atta Bader
1802 Doral Court
Palos Heights, IL 60463

 *1905834056D*
Doc# 1905834056 Fee \$44.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$3.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 02/27/2019 03:18 PM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

THE GRANTOR Atta Bader, an unmarried man, of Chicago, Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Atta Bader and Murad Bader, of 1802 Doral Court, Palos Heights, IL 60463, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


Permanent Index Number(s): ²⁴⁻³¹⁻⁴⁰⁴⁻⁰⁵⁶⁻¹⁰⁵⁰
~~29-15-302-045-0000~~

Property Address: 1802 Doral Court, Palos Heights, IL 60463

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 19 day of February, 2019.



Atta Bader



Murad Bader

REAL ESTATE TRANSFER TAX

27-Feb-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

24-31-404-056-1050

| 20190201610505 | 1-820-788-128

This transfer is exempt under the provisions of paragraph E section 4, Real Estate Act.

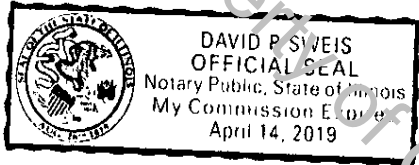


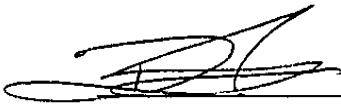
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STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Atta Bader and Murad Bader personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 21 day of February, 2019.





Notary Public

THIS INSTRUMENT PREPARED BY
David R Sweis
Sweis Law Firm PC
2803 Butterfield Road, Suite 380
Oak Brook, IL 60523

MAIL TO:

Murad Bader
1802 Doral Ct
Palos Heights, IL 60463

SEND SUBSEQUENT TAX BILLS TO:

Murad Bader
1802 Doral Ct
Palos Heights, IL 60463

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EXHIBIT A LEGAL DESCRIPTION

UNIT # 1802 IN THE WESTGATE VALLEY TOWNHOMES CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN WESTGATE VALLEY TOWNHOME SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER IN SECTION 31, TOWNSHIP 37, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 27, 2000 AS DOCUMENT NUMBER 00214379 IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME-TO-TIME.

Permanent Index Number(s): 24-31-404-056-1050

Common Address: 1802 Dorai Court, Palos Heights, IL 60463

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 02 | 14 | 2019

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

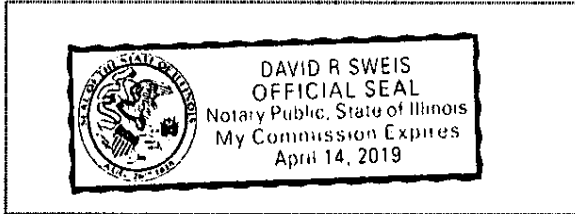
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Atta Bader

On this date of: 02 | 14 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: _____, 20

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

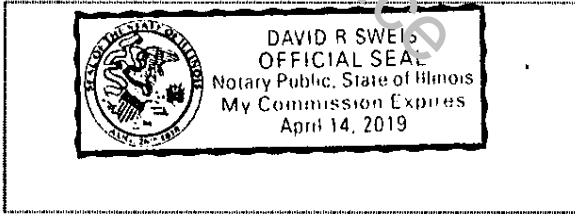
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Murad Bader

On this date of: 02 | 21 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)