

UNOFFICIAL COPY

01/16/2020
19-91110



Doc#: 1934646283 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/12/2019 01:45 PM Pg: 1 of 3

WARRANTY DEED

TENANTS BY THE ENTIRETY TO INDIVIDUAL

Dec ID 20191201660057
ST/CO Stamp 0-979-879-264 ST Tax \$239.00 CO Tax \$119.50

REAL ESTATE TRANSFER TAX		11-Dec-2019	
	COUNTY:		119.50
	ILLINOIS:		239.00
	TOTAL:		358.50
06-22-107-007-0000	20191201660057	0-979-879-264	

THE GRANTOR(S), Francisco Guerrero and Martha Guerrero, husband and wife, as tenants by the entirety, of the City of Streamwood, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Mohammed Mirza a single man, of Streamwood, of the county of Cook, of the State of Illinois, the following described Real Estate:

Lot 59, in Emerald Hills, Phase 1, being a Subdivision of part of the West Half of the Northwest Quarter of Section 22, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded June 7, 1996 as Document 96436786, in Cook County, Illinois.

COMMONLY KNOWN AS: 24 Augusta Dr., Streamwood IL 60107

STEWART TITLE
100 E. Ditch Road, Suite 180
Naperville, IL 60563

PIN: 06-22-107-007-0000

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises forever.

"Grantee is herein prohibited from conveying captioned property for any sales period of 30 days from the date of this deed. After this 30day period, Grantee is further prohibited from conveying the property for a sales price greater than \$286,800.00 which is 120% of the sale short sale price until 90 days from the date of this deed. These restrictions shall run with the land are not personal to the Grantee"

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SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2019 and subsequent years.

DATED this 4th day of December, 2019_

(SEAL)

Francisco Guerrero

Martha Guerrero (SEAL)

Martha Guerrero

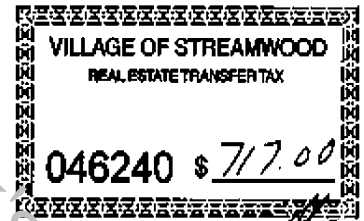
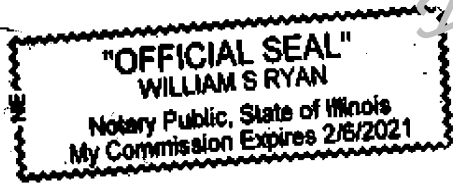
STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Francisco Guerrero, and Martha Guerrero, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 4th day of December, 2019.

NOTARY PUBLIC



PREPARED BY:

William S. Ryan

3101 N. Rose Street Franklin Park

, IL, 60131

MAIL TO:

Mohammed X MIRZA

24 Augusta Dr

Streamwood, IL, 60107

SEND SUBSEQUENT TAX BILLS TO:

Mohammed Y. Mirza

24 Augusta Dr.,

Streamwood IL 60107

↑ grantee address

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Lot 69, in Emerald Hills, Phase 1, being a Subdivision of part of the West Half of the Northwest Quarter of Section 22, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded June 7, 1996 as Document 96436786, in Cook County, Illinois.

Property of Cook County Clerk's Office