

16218852

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20076082090

WARRANTY DEED

Statutory (Illinois)

Doc# 2007608209 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/16/2020 02:25 PM PG: 1 OF 2

THE GRANTORS, JAMES. W. PROVAN, JR. and KAREN K. PROVAN, husband and wife, as Tenants By The Entirety of the City of Willow Springs, County of Cook, State of Illinois for and in consideration of Ten Dollars and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to WASI SYED, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THAT PART OF LOT 60 OF THE WINDINGS OF WILLOW RIDGE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 60, THENCE SOUTH 30 DEGREES 36 MINUTES 52 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 60, A DISTANCE OF 133.64 FEET TO THE NORTHWESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 56 DEGREES 19 MINUTES 57 SECONDS EAST ALONG SAID NORTHWESTERLY EXTENSION, 42.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 56 DEGREES 19 MINUTES 57 SECONDS EAST ALONG SAID CENTERLINE, 56.82 FEET; THENCE NORTH 33 DEGREES 40 MINUTES 03 SECONDS EAST 20.18 FEET; THENCE NORTH 56 DEGREES 19 MINUTES 57 SECONDS WEST, 18.00 FEET; THENCE NORTH 11 DEGREES 19 MINUTES 57 SECONDS WEST, 7.30 FEET; THENCE NORTH 33 DEGREES 40 MINUTES 03 SECONDS EAST, 4.66 FEET TO THE CENTERLINE OF A PARTY WALL; THENCE NORTH 56 DEGREES 19 MINUTES 57 SECONDS WEST, 33.66 FEET; THENCE SOUTH 33 DEGREES 40 MINUTES 03 SECONDS WEST, 30.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

*A married man

Permanent Real Estate Index Number(s): 23-06-303-065-0000

Address of Real Estate: 174 Santa Fe Lane, Willow Springs, Illinois 60480

- Subject to:
- a. General real estate taxes and special assessments due and payable at time of closing;
 - b. Building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record;
 - c. Zoning laws and ordinances which conform to the present usage of the premises;
 - d. Public and utility easements which cover the premises;
 - e. Public roads and highways;
 - f. Party wall rights and agreements; if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. (this is not homestead property).

DATED this 11th day of March, 2020

James W. Provan Jr. (SEAL)
JAMES W. PROVAN, JR.


Karen K. Provan (SEAL)
KAREN K. PROVAN

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid, James W. Provan, Jr. and Karen K. Provan, are personally known to the foregoing instrument, appeared before me this day 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. This property was not homestead property.

Given under my hand and official seal this 11th day of March, 2020

Commission expires 5/31/23


Notary Public



This instrument was prepared by:

Robert A. DeStefano, 6547 W. Cermak, Berwyn, IL 60402

SEND TAX BILLS AND

Mail to: Wasim Syed

3112 Rosewood Pl

Downers Grove,

IL 60515

REAL ESTATE TRANSFER TAX

12-Mar-2020



COUNTY: 157.50

ILLINOIS: 315.00

TOTAL: 472.50

23-06-303-065-0000

| 20200301629321 | 2-091-933-536

PROPERTY OF COOK COUNTY CLERK'S OFFICE