

UNOFFICIAL COPY

Doc#: 2036410136 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2020 10:59 AM Pg: 1 of 3

Dec ID 20201101668291
ST/CO Stamp 1-483-507-680 ST Tax \$235.00 CO Tax \$117.50
City Stamp 1-530-365-920 City Tax: \$2,467.50

[The Above Space For Recorder's Use Only]

WARRANTY DEED

CT
20201101668291

Akwasi Agyekum and Mary Baffour, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for an in consideration of Ten (\$10.00) Dollar; and other good and valuable consideration in hand paid, conveys and warrants to Muhamamad Magbool & Sha Zia Bashir
HUSBAND & WIFE, an ABID HUSSAIN, a married man, as*
all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


* Joint Tenants of

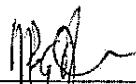
SEE ATTACHED LEGAL DESCRIPTION.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Covenants, Conditions and Restrictions of Record, (e) Zoning laws and Ordinances; (f) Easements for public utilities; (g) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit

Property Address: 7247 N. Campbell Ave., Unit B, Chicago, IL 60645
PIN: 10-25-428-082-0000

Dated this 6th day of October 2020


Akwasi Agyekum


Mary Baffour

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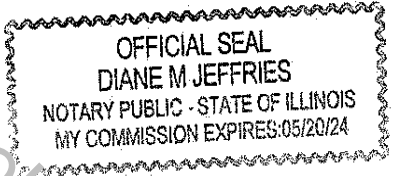
State of IL
County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, **Akwasi Agyekum** personally known to me to be the same persons whose names are subscribed 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.

Given under my hand and official seal, this 20 day of ^{November} ~~November~~ 2020.

Diane M Jeffries
Notary Public

Commission expires 5/20 2024



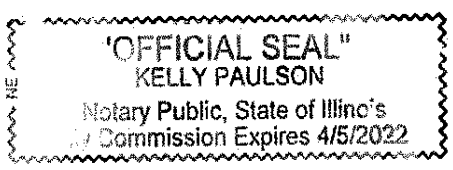
State of IL
County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, **Mary Baffour** personally known to me to be the same persons whose names are subscribed 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.

Given under my hand and official seal, this 6th day of October, 2020.

Kelly Paulson
Notary Public

Commission expires April 5 2022



This instrument was prepared by Law Office of Helen Barcham Inc, 2400 Ravine Way Ste 200
Glenview, IL 60025.

MAIL TO:
Imran Khan
1000 N Milwaukee Ave
#200
Chicago IL 60642

Send Subsequent Tax Bills to:
Muhammad Magboos
7247 N Campbell Ave
Unit B
Chicago IL 60645

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EXHIBIT A

Order No.: 20NW7142158SK

For APN/Parcel ID(s): 10-25-428-082-0000

PARCEL 1:

THE WEST 19.98 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF OF THAT PART OF LOT 7 LYING WEST OF A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID LOT 7, WHICH IS 80.02 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 7 TO A POINT IN THE SOUTH LINE OF SAID LOT 7, WHICH IS 82.80 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7 IN LAKEVIEW-PARK A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

THE NORTH 12.0 FEET OF THE SOUTH 12.0 FEET AS MEASURED ON THE EAST AND WEST LINES OF THE EAST 34.0 FEET AS MEASURED ON THE NORTH AND SOUTH LINES OF LOT 7 IN LAKEVIEW-PARK A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY LAKEVIEW-PARK INCORPORATED, AN ILLINOIS CORPORATION, DATED OCTOBER 1, 1959 AND RECORDED OCTOBER 8, 1959 AS DOCUMENT NUMBER 17680739 AND EXHIBIT "A" ATTACHED FROM LAKEVIEW-PARK, INCORPORATED, AN ILLINOIS CORPORATION, TO LEON AND REGINA RUBIN RECORDED AS DOCUMENT 17723606 ("A"): FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UNDER, UPON AND ACROSS THE NORTH 3 FEET OF LOT 7 (EXCEPT THE EAST 34 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF) AND THE SOUTH 3 FEET OF LOT 7 (EXCEPT THE EAST 34 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF) AND ALSO EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID ALL IN LAKEVIEW PARK SUBDIVISION AFORESAID ("B"): FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UNDER, UPON AND ACROSS THE WEST 16 FEET OF THE EAST 34 FEET (AS MEASURED ON THE NORTH AND SOUTH LINES) OF LOT 7,(EXCEPT THAT PART THEREOF FALLING IN PARCEL 2 AFORESAID) IN LAKEVIEW-PARK SUBDIVISION AFORESAID IN COOK COUNTY, ILLINOIS