

UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)**

Doc#: 2107612137 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2021 02:10 PM Pg: 1 of 3

Dec ID 20210201643866
ST/CO Stamp 1-560-787-984 ST Tax \$170.00 CO Tax \$85.00

Above Space for Recorder's Use Only

THE GRANTOR(S) Mouaffak Bakhos and Rima Bakhos, Husband and Wife

Of 351 Jamestown Avenue, Westmont, IL 60559, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to

Patricia Jean Snider, an unmarried woman of
443 North Lombard Ave., #2, Oak Park, IL 60301

TO HAVE AND TO HOLD SAID PREMISES forever the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

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

SUBJECT TO: Covenants, easements and restrictions of record and general taxes for 2020 and subsequent years.

Permanent Index Number (PIN): 16-07-224-028-1013

Address(es) of Real Estate: 125 North Euclid Avenue, Unit 304, Oak Park, IL 60301

Dated this 26th day of February, 2021

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PLEASE
PRINT OR

Mouaffak Bahkos
Mouaffak Bahkos

(SEAL)

Rima Bahkos
Rima Bahkos

(SEAL)

TYPE NAMES
BELOW
SIGNATURE(S)

Mouaffak Bahkos

RIMA BAKHOS

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mouaffak Bahkos and Rima Bahkos personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

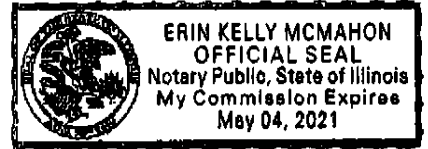
Given under my hand and official seal, this 21st day of February, 2021.

Commission expires 5/4/21

Erin Kelly McMahon
NOTARY PUBLIC

This instrument was prepared by:

Wesley Zaba, Zaba Law Group, P.C.
5117 Main Street, Ste. C
Downers Grove, IL 60515



MAIL TO:
Emerson Law Firm, LLC
Attorney Sandra Emerson
715 Lake Street, Suite 420
Oak Park, IL 60301

SEND SUBSEQUENT TAX BILLS TO:
Patricia Snyder
125 North Euclid Ave., Unit 304
Oak Park, IL 60301

Real Estate Transfer Tax
\$1,360.00




Oak Park 6299

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NORTH AMERICAN TITLE INSURANCE COMPANY

North American Title Insurance Corporation

(800) 374-8475 or (800) 869-3434

COMMITMENT - Exhibit A

File No.: BASN20176

Commitment No.: BASN20176

UNIT 304 IN THE EUCLID COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 AND THE EAST 26.86 FEET OF LOT 3 LYING ABOVE AN ELEVATION OF 43.50 FEET AND BELOW AN ELEVATION OF 56.00 FEET (VILLAGE OF OAK PARK DATUM) EXCEPT THOSE PARTS OF SAID LOTS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES, 08 MINUTES 35 SECONDS EAST, ALONG THE 1E LINE OF LOT 1, A DISTANCE OF 26.68 FEET TO THE POINT OF THE BEGINNING; THENCE ALONG THE APPROXIMATE CENTER LINES OF INTERIOR WALLS AND THEIR EXTENSIONS, NORTH 89 DEGREES, 46 MINUTES, 59 SECONDS WEST, A DISTANCE OF 24.64 FEET; THENCE SOUTH 00 DEGREES, 59 MINUTES, 35 SECONDS EAST, A DISTANCE OF 1.27 FEET; THENCE NORTH 89 DEGREES, 55 MINUTES, 45 SECONDS WEST, A DISTANCE OF 34.78 FEET; THENCE NORTH 00 DEGREES, 22 MINUTES, 40 SECONDS EAST, A DISTANCE OF 31.58 FEET; THENCE SOUTH 89 DEGREES, 55 MINUTES, 45 SECONDS EAST, A DISTANCE OF 28.79 FEET; THENCE SOUTH 00 DEGREES, 41 MINUTES, 43 SECONDS WEST, A DISTANCE OF 16.94 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 59 SECONDS EAST, A DISTANCE OF 8.24 FEET; THENCE SOUTH 00 DEGREES, 23 MINUTES, 48 SECONDS WEST, A DISTANCE OF 1.35 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 59 SECONDS EAST, A DISTANCE OF 22.41 FEET TO THE EAST LINE OF LOT 1; THENCE SOUTH 00 DEGREES, 08 MINUTES, 35 SECONDS WEST, ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 12.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALSO COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, THENCE NORTH 89 DEGREES, 51 MINUTES, 05 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 1, 2, AND 3, A DISTANCE OF 137.44 FEET TO THE EXTENSION OF THE WEST FACE OF AN INTERIOR WALL, THENCE NORTH 00 DEGREES, 07 MINUTES, 38 SECONDS, EAST ALONG THE WEST FACE OF AN EXTERIOR WALL AND ITS EXTENSION, 29.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 57 MINUTES, 59 SECONDS WEST, A DISTANCE OF 5.29 FEET; THENCE NORTH 00 DEGREES, 03 MINUTES, 18 SECONDS WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 89 DEGREES, 35 MINUTES, 28 SECONDS EAST, A DISTANCE OF 5.40 FEET TO THE WEST FACE OF AN EXTERIOR WALL; THENCE SOUTH 00 DEGREES, 07 MINUTES, 38 SECONDS WEST, ALONG THE WEST FACE OF AN EXTERIOR WALL, 34.70 FEET TO THE POINT OF BEGINNING, ALSO COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, THENCE NORTH 89 DEGREES, 51 MINUTES, 05 SECONDS WEST ALONG THE SOUTH LINE OF LOT 1, 2, AND 3, A DISTANCE OF 137.44 FEET TO THE EXTENSION OF THE WEST FACE OF AN EXTERIOR WALL, THENCE NORTH 00 DEGREES, 07 SECONDS, 38 MINUTES EAST ALONG THE WEST FACE OF AN EXTERIOR WALL AND ITS EXTENSION, 59.28 FEET TO THE POINT OF BEGINNING OF A PARCEL LYING AN ELEVATION OF 5.33 FEET; THENCE CONTINUING NORTH 00 DEGREES, 07 MINUTES, 38 SECONDS EAST, A DISTANCE OF 4.49 FEET; THENCE SOUTH 89 DEGREES, 55 MINUTES, 45 SECONDS EAST, A DISTANCE OF 12.48 FEET; THENCE SOUTH 00 DEGREES, 07 MINUTES, 38 SECONDS WEST, A DISTANCE OF 4.49 FEET, THENCE NORTH 89 DEGREES 55 MINUTES, 45 SECONDS WEST, 12.48 FEET MORE OR LESS TO THE POINT OF THE BEGINNING, ALL IN THE SECOND RESUBDIVISION OF THE SUBDIVISION OF BLOCK 24 IN JAMES W. SCOVILLE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 125 N EUCLID AVENUE, UNIT 304, OAK PARK, IL 60631
PIN: 16-07-224-028-1013

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Exhibit A - ALTA® Commitment for Title Insurance (8/1/16)
Form: C.G.U. 1006

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(BASN20176.PFD/BASN20176/24)