

# UNOFFICIAL COPY

Doc#: 2120245390 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/21/2021 12:08 PM Pg: 1 of 3

Dec ID 20210601669127  
ST/CO Stamp 0-256-781-584 ST Tax \$218.00 CO Tax \$109.00

## WARRANTY DEED

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

21137960 2/2

File No: 21137960

THIS INDENTURE WITNESSETH, that the Grantor(s), Mohammad Ghafary and Rana Abdelaziz, husband and wife, as tenants by the entirety as to Parcel 1, Mohammad Ghafary and Rana Abdelazia, husband and wife, as joint tenants as to Parcel 2, of the City of Hickory Hills, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Majed and Omar Property Group LLC, an Illinois limited liability company, the following described real estate, to-wit

### PARCEL 1:

UNIT 1F AND GARAGE UNIT 7 IN THE HILLS CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED LAND:  
LOT 2 IN AMERITECH HICKORY HILLS RESUBDIVISION OF LOT 2 IN BLOCK 3 IN FREDERICK H. BARTLETT'S 95TH STREET AND ROBERT'S ROAD SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 19, 1925, AS DOCUMENT NO. 8781511, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 2, SAID POINT BEING 22.30 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, RUNNING THENCE EAST TO A POINT IN THE EAST LINE OF SAID LOT 2, SAID POINT BEING 22.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 10, 2006, AS DOCUMENT NUMBER 019118050 AND RE-RECORDED AUGUST 24, 2016, AS DOCUMENT 1623729091 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

UNIT G-31 IN THE HILLS CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED LAND:  
LOT 2 IN AMERITECH HICKORY HILLS RESUBDIVISION OF LOT 2 IN BLOCK 3 IN FREDERICK H. BARTLETT'S 95TH STREET AND ROBERT'S ROAD SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 19, 1925, AS DOCUMENT NO. 8781516, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 2, SAID POINT BEING 22.30 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, RUNNING

# UNOFFICIAL COPY

THENCE EAST TO A POINT IN THE EAST LINE OF SAID LOT 2, SAID POINT BEING 22.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2, IN COOK COUNTY, ILLINOIS;

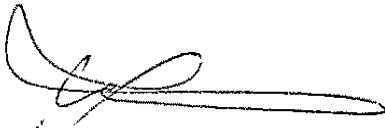
WHICH SURVEY IS ATTACHED AS AN EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 10, 2006 AS DOCUMENT NUMBER 0619118050 AND RE-RECORDED AUGUST 24, 2016, AS DOCUMENT 1623729091 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 23-01-304-017-1006 & 1037 & 1061

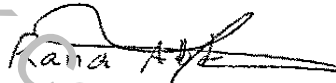
Address of Real Estate: 9400 S 79th Ave Unit 1F, Hickory Hills, IL 60457

Subject to the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 17 Day of June, 2021.





Mohammad Ghafary



Rana Abdelaziz



Her Attorney in Fact

REAL ESTATE TRANSFER TAX		06-JUL-2021	
		COUNTY:	109.00
		ILLINOIS:	218.00
		TOTAL:	327.00
23-01-304-017-1006		20210601669127   0-256-781-584	

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ,  
Mohammad Ghafary and Rana Abdelaziz, personally known to me to be the same person(s) whose names are  
subscribed to the foregoing instrument, as having executed the same, 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.

*\* By Mohammad Ghafary her Attorney in fact.*

Given under my hand and Notarial Seal this 17 day of June, 2021.



*[Signature]*  
\_\_\_\_\_  
Notary Public

This Instrument was prepared by:  
Ata Alaraj  
243 E 147th St  
Harvey IL 60426

Future Tax Bills to:  
Majed and Omar Property Group, LLC  
9400 S. 79th Ave. Unit 2F  
Hickory Hills, IL 60457

After recording return document to:  
Ata Alaraj  
243 E. 147th St.  
Harvey, IL 60426

Cook County Clerk's Office