

UNOFFICIAL COPY

WARRANTY DEED

(Individual to Individual) **GIT**

GRANTEES address:

Mail To:

YARED G. BAHTA

7517 N. ROCKWELL

CHICAGO, IL 60645

Doc#: 2204512080 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/14/2022 07:03 AM Pg: 1 of 3

Dec ID 20211101656439

ST/CO Stamp 0-500-208-016 ST Tax \$265.00 CO Tax \$132.50

City Stamp 1-014-567-312 City Tax: \$2,782.50

SEND SUBSEQUENT TAX BILLS TO:

4106 79826 01/12

THE GRANTOR(S), **JACQUELINE THEBAUD**, an unmarried person and not in a civil union, of the Algonquin, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, do(es) hereby CONVEY and WARRANT to;

CEBRETISADIK

YARED G. BAHTA and SERKALEM G. CEBRETSEK; married to each other

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: covenants, conditions, restrictions of record and building lines and easements if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises NOT AS JOINT TENANTS OR TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY

Pin: 10-25-430-028-0000

Address: 7517 N. Rockwell, Chicago, IL 60645



Dated this 26th day of November, 2021.

 (SEAL)
JACQUELINE THEBAUD

REAL ESTATE TRANSFER TAX		02-Feb-2022
	CHICAGO:	1,987.50
	CTA:	795.00
	TOTAL:	2,782.50 *

10-25-430-028-0000 | 20211101656439 | 1-014-567-312

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		02-Feb-2022
 	COUNTY:	132.50
	ILLINOIS:	265.00
	TOTAL:	397.50
10-25-430-028-0000 20211101656439 0-500-208-016		

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STATE OF ILLINOIS, COUNTY OF ^{McHenry} ~~COOK~~, ss:

I, the undersigned, Notary in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JACQUELINE THEBAUD**, 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 (s)he/they signed, sealed and delivered this 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, 20th day of November, 2021.

Commission expires 09, 2025.

Notary Public

ILIANA ARIAS
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 9, 2025

This instrument was prepared by: Richard M. Toth, 8837 Major, Morton Grove, Illinois 60053.

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1: THE SOUTH 19.92 FEET OF THE NORTH 75.34 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF, OF LOTS 8, 9 AND 10 AND LOT 11 (EXCEPT THE EAST 15.49 FEET OF SAID LOT 11 AND EXCEPT THAT PART OF LOT 11 LYING NORTH OF THE NORTH LINE OF SAID LOT 10 PRODUCED EAST) ALL TAKEN AS A TRACT, (EXCEPT FROM SAID TRACT THE EAST 311.10 FEET) IN HOWARD WESTERN PROPERTIES, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN SAMUEL F. HILLMAN'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT STREETS) IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT 17371330 AND THE DECLARATION FOR BIRCHWOOD TOWNHOUSE ASSOCIATION RECORDED AS DOCUMENT 17225602, AND AMENDED FEBRUARY 5, 1959 AS DOCUMENT 17449506, AND AMENDED MAY 14, 1959 AS DOCUMENT 17538587 AND AMENDED MAY 12, 1967 AS DOCUMENT 87257061 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions, restrictions of record and building lines and easements if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

THE PROPERTY IS BEING SOLD IN "AS IS, WHERE IS" CONDITION.

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