

UNOFFICIAL COPY

BW22061270 1/2
WARRANTY DEED
Illinois Statutory

Doc#: 2209813426 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2022 03:04 PM Pg: 1 of 2

Dec ID 20220301654918
ST/CO Stamp 1-321-341-840 ST Tax \$325.00 CO Tax \$162.50

THE GRANTORS, Kyle Leonard and Megan Leonard F/K/A Megan Green, husband and wife, of 6825 179th Street Tinley Park, IL 60477, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to Ismael Abdelaziz, ~~an adult person~~, of 992 Jane St., Lumberton, NC 28358, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

* A married man

PARCEL 1:

LOT 6 IN UNION SQUARE SUBDIVISION BEING A SUBDIVISION OF THE EAST 210 FEET OF LOT 1 (EXCEPT THE EAST 10 FEET TAKEN FOR STREET PURPOSES) IN BLOCK 5 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND ALSO LOT 2 IN WESOLOWSKI'S RESUBDIVISION OF LOT 6 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 2016 AS DOCUMENT NO. 1623729106, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR UNION SQUARE TOWNHOME ASSOCIATION RECORDED JULY 25, 2018 AS DOCUMENT 1820618032.

SUBJECT TO: Real estate taxes for the year 2021 and subsequent years, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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


Permanent Real Estate Index Number(s): 28-31-301-067-0000
Address(es) of Real Estate: 6825 179th Street, Tinley Park, IL 60477

Gaird & Warner Title Services, LLC
473 North Meigsdale
Suite 120
Schaumburg, IL 60173

ML *ML*

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Dated this 21st day of March, 2022.

By 
Kyle Leonard

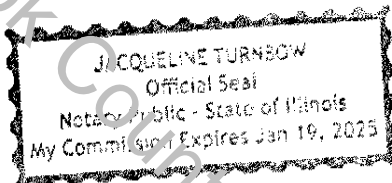

Megan Leonard F/K/A Megan Green

STATE of ILLINOIS, COUNTY of Hawthorn ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kyle Leonard and Megan Leonard F/K/A Megan Green, husband and wife, 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 21st Day of March, 2022.


Notary Public



Prepared by:
James F. White
Law Office of James F. White, P.C.
160 S. Municipal Drive, Suite 100
Sugar Grove, IL 60554

Mail to:
Nikolaos Maniakouras
Niko Law, LLC
7808 W. College Dr., Ste 4SW
Palos Heights, IL 60463

REAL ESTATE TRANSFER TAX		08-Apr-2022
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50
28-31-301-067-0000		20220301654878 1-321-341-840

Name and Address of Taxpayer:
Ismael Abdelaziz
6825 179th Street
Tinley Park, IL 60477

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