

UNOFFICIAL COPY

Doc#: 2211146121 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/21/2022 02:10 PM Pg: 1 of 3

Dec ID 20220401689012
ST/CO Stamp 0-274-119-568 ST Tax \$370.00 CO Tax \$185.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Cederman Investments, a division of
Nowobilski Enterprises, LLC
19434 97th Ave
Mokena, IL 60448

(The Above Space for Recorder's Use Only)

THE GRANTOR Cederman Investments, a division of Nowobilski Enterprises, LLC, a Corporation licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Abdallah Investments LLC, 10418 163rd Place, Orland Park, IL 60462, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 28181000501001

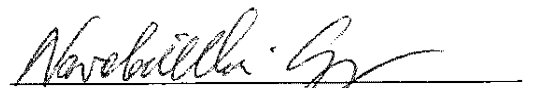
Property Address: 15311 South 70th Court, Orland Park, IL 60462

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

SUBJECT TO: covenants, conditions and 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.

Dated this 20th day of April, 2022.

Cederman Investments, a division of Nowobilski Enterprises, LLC


By: Grzegorz Nowobilski, its sole member

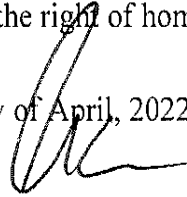
Chicago Title
2265C5760000P
1041

UNOFFICIAL COPY

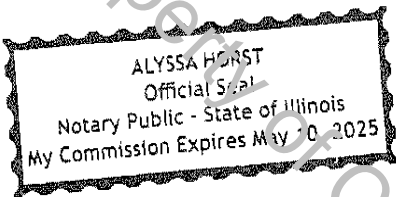
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Grzegorz Nowobilski, sole member of Cederman Investments, a division of Nowobilski Enterprises, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 notarial seal, this 20th day of April, 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
Hani Khatib
Khatib Law, LLC
7056 West 127th Street, Suite 2E
Palos Heights, IL 60463

MAIL TO:

Nawal Mohamad Abueid
Attorney at Law
NAD Law Office
6854 W. 111th Street
Worth, Illinois 60482

SEND SUBSEQUENT TAX BILLS TO:

Ashraf Abdallah
Abdallah Investments LLC
13110 Rado Dr. North
Homer Glen, IL 60491

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 1 IN 15311-29 S. 70TH COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 AND 6 IN HARLEM AVENUE BUSINESS CENTER SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90073687, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office