

# UNOFFICIAL COPY

Doc# 2211501268 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/25/2022 10:58 AM Pg: 1 of 4

Dec ID 20220401682554  
ST/CO Stamp 1-432-902-544 ST Tax \$375.00 CO Tax \$187.50

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Robert B. Klemme and Barbara J. Klemme

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

# J Q 008697 V (The Above Space for Recorder's Use Only)

THE GRANTORS Robert B. Klemme and Barbara J. Klemme, a married couple, of for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Kamel Dahbour and Ronya Kawji, a married couple \* in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

\* not as joint tenants, nor as tenants in common but as tenants by the entirety

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 22-34-104-043-0000

Property Address: 4 Pine Needles Dr, Lemont, IL 60439

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.

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Dated this 4<sup>th</sup> day of April, 2022.

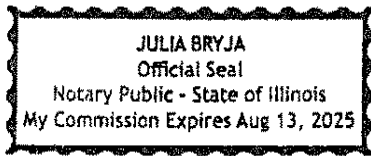
Robert B. Klemme  
Robert B. Klemme

Barbara J. Klemme  
Barbara J. Klemme

STATE OF ILLINOIS     )  
                                          ) SS,  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert B. Klemme 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 in the 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 notarial seal, this 4<sup>th</sup> day of April, 2022.



Julia Bryja  
Notary Public

REAL ESTATE TRANSFER TAX		19-Apr-2022	
		COUNTY:	187.50
		ILLINOIS:	375.00
		TOTAL:	562.50
22-34-104-043-0000		20220401682554   1-432-902-544	

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STATE OF *Arizona* )  
 ) SS,  
COUNTY OF *Maricopa* )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barbara J. Klemme 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 in the 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 notarial seal, this 29 day of March, 2022.



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

THIS INSTRUMENT PREPARED BY  
Nicholas W. Ktenas  
Ktenas Law LLC  
10750 W. 143rd St., Suite 52  
Orland Park, IL 60462

MAIL TO:

McLaughlin Law Group, Inc.  
15812 S. Wolf Rd.  
Orland Park, IL 60467

SEND SUBSEQUENT TAX BILLS TO:

Kamel Dahbour  
4 Pine Needles Dr  
Lemont, IL 60439

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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 20 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY, BEING A RESUBDIVISION OF LOTS 118 TO 144 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27, AND PART OF THE NORTH 1/2 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1996 AS DOCUMENT NUMBER 96873927 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 20; THENCE NORTH 4 DEGREES 54 MINUTES 20 SECONDS ALONG THE WEST LINE OF SAID LOT 20, 59.38 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG THE LAST MENTIONED COURSE, 33.95 FEET; THENCE NORTH 84 DEGREES 39 MINUTES 14 SECONDS EAST, ALONG A LINE THAT RUNS THROUGH THE CENTERLINE OF A PARTY WALL, 112.00 FEET TO THE EAST LINE OF SAID LOT 20; THENCE SOUTH 5 DEGREES 21 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF LOT SAID 20, 33.95 FEET; THENCE SOUTH 84 DEGREES 39 MINUTES 14 SECONDS WEST, ALONG A LINE THAT RUNS THROUGH THE CENTERLINE OF A PARTY WALL, 112.27 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS P AND R AS CREATED BY RUFFLED FEATHERS PLAT OF SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS 23, 24 AND 25 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY AFORESAID, IN COOK COUNTY, ILLINOIS.