

# UNOFFICIAL COPY

2129842 ①

## WARRANTY DEED

### WHEN RECORDED MAIL TO:

Abunijmeh Developments, LLC  
~~1435 Harlem Ave~~  
~~Forest Park, Illinois 60130~~  
3151 N KARLOV AVE  
CHICAGO, IL 60641

### SEND TAX BILLS TO:

Abunijmeh Developments, LLC  
~~1435 Harlem Ave~~  
~~Forest Park, Illinois 60130~~  
3151 N KARLOV AVE  
CHICAGO, IL 60641

Doc#: 2213707197 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/17/2022 07:58 AM Pg: 1 of 3

Dec ID 20220401694235  
ST/CO Stamp 0-544-845-712 ST Tax \$180.00 CO Tax \$90.00

Above Space for Recorder's Use Only

The GRANTOR, *NEWNETT I LLC*, AN ILLINOIS LIMITED LIABILITY COMPANY of 1435 Harlem Ave, Forest Park, Illinois 60130, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEE, Abunijmeh Developments, LLC, of 3151 N Karlov, Chicago, Illinois 60641, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A-

PRAIRIE TITLE  
6821 NORTH AVE.  
OAK PARK, IL 60302

Property Address: 1435 Harlem Ave, Forest Park, IL 60130

Permanent Index Number: 15-24-212-041-0000

Subject only to: general real estate taxes not due and payable at the time of Closing; 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.

### HEREBY RELEASING HOMESTEAD RIGHTS:

IN WITNESS WHEREOF, the GRANTOR, Benjamin R. Newton, as Manager of NewNett I LLC, has caused his name to be signed to this instrument, dated this 11 of May, 2022.



Benjamin R. Newton, as Manager of NewNett I LLC

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE  
No. 9485  
5/12/22  
Approved/Date

### REAL ESTATE TRANSFER TAX

16-May-2022



COUNTY: 90.00  
ILLINOIS: 180.00  
TOTAL: 270.00

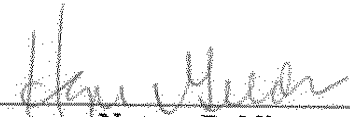
15-24-212-041-0000

| 20220401694235 | 0-544-845-712

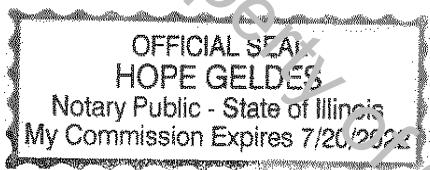
# UNOFFICIAL COPY

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Benjamin R. Newton, as Manager of NewNett I LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 11 day of May, 2022.

  
\_\_\_\_\_  
Notary Public

My commission expires: 7/20/22



Property of Cook County Clerk's Office

THIS INSTRUMENT WAS PREPARED BY:

Hope F. Geldes  
Geldes Law, Ltd.  
1922 Home Ave.  
Berwyn, Illinois 60402

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

ALL OF LOT 18 AND LOT 19 (EXCEPT THE SOUTH 17.5 FEET THEREOF) IN FRANK TROOST'S RESUBDIVISION OF LOTS 1 AND 48, BOTH INCLUSIVE, OF BLOCK 9 OF BRADISH AND MIZER'S ADDITION TO RIVERSIDE, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1435 HARLEM AVE, FOREST PARK, IL 60130

PERMANENT INDEX NUMBER: 15-24-212-041-0000

Property of Cook County Clerk's Office