

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2220812203 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/27/2022 09:50 AM Pg: 1 of 3

Dec ID 20220701691450  
ST/CO Stamp 1-132-485-712 ST Tax \$425.00 CO Tax \$212.50

C.T.I./CY  
22gsc 5760010P  
106

THE GRANTOR, 127 PLAZA, LLC, of the City of PALOS HEIGHTS, County of COOK, State of ILLINOIS for and in consideration of Ten Dollars And 00/100 in hand paid, CONVEYS and WARRANTS to 7056, LLC of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

PARCEL 1: THE WEST 45 FEET OF THE SOUTH 150 FEET OF THE FOLLOWING DESCRIBED TRACT: THE EAST 85 FEET OF THE WEST 520 FEET OF THE SOUTH 332 FEET OF LOT 9 (EXCEPT THAT PART TAKEN FOR WEST 127TH STREET) IN THE CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT OVER THE EASTERLY 25 FEET FOR THE PURPOSE OF INGRESS AND EGRESS BEING A COMMON DRIVE, DESCRIBED AS FOLLOWS: THE EAST 25 FEET OF THE EAST 175 FEET OF THE WEST 435 FEET OF THE SOUTH 332 FEET OF LOT 9 (EXCEPT THAT PART TAKEN FOR WEST 127TH STREET) IN THE CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AS CREATED BY DEED FROM MURRAY ENTERPRISES, INC. TO DEBORAH D. HAUSER DATED FEBRUARY 3, 1971 AND RECORDED AUGUST 17, 1971 AS DOCUMENT 21586964.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RESERVATION IN DEED FROM SOUTH HOLLAND TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 30, 1964 AND KNOWN AS TRUST NUMBER 521 TO SHEEHY REALTY CORP, A CORPORATION OF ILLINOIS DATED AUGUST 15, 1974 AND RECORDED SEPTEMBER 5, 1974 AS DOCUMENT 22837500 [HTTPS://SMARTVIEWONLINE.NET/ROOT/DRUID/0871A5E2-C50F-44F7-A12A-B7B3423EACEF](https://SMARTVIEWONLINE.NET/ROOT/DRUID/0871A5E2-C50F-44F7-A12A-B7B3423EACEF) FOR INGRESS AND EGRESS AND PARKING OVER THAT PART OF LOT 9 BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT THE NORTH EAST CORNER OF THE EAST 85 FEET OF THE WEST 520 FEET OF THE SOUTH 332 FEET OF LOT 9, THENCE SOUTH ALONG THE EAST LINE THEREOF (BEING A LINE 520 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 9) A DISTANCE OF 282 FEET TO THE NORTH LINE OF 127TH STREET (SAID NORTH LINE OF 127TH STREET BEING A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 9); THENCE WEST ALONG THE SAID NORTH LINE OF 127TH STREET A DISTANCE OF 40 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE SAID WEST LINE OF LOT 9, A DISTANCE OF 150 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE SAID SOUTH LINE OF LOT 9 A DISTANCE OF 45 FEET TO A LINE 435 FEET EAST OF AND PARALLEL TO THE SAID WEST LINE OF LOT 9; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE 132 FEET TO A LINE 332 FEET NORTH OF AND PARALLEL TO THE SAID SOUTH LINE OF LOT 9; THENCE EAST ALONG SAID LAST DESCRIBED LINE 85 FEET TO THE POINT OF BEGINNING, IN THE CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 24303160300000

For informational purposes only, the subject parcel is commonly known as: 7056-7058 W. 127TH STREET, PALOS HEIGHTS, IL 60463


**SUBJECT TO:**

Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): 24303160300000

Address(es) of Real Estate: 7056-7058 W. 127TH STREET, PALOS HEIGHTS, IL 60463

Dated this 7th day of July, 2022.



Hani H. Khatib  
Managing Member  
127 PLAZA, LLC

Property of Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hani H. Khatib, personally known to me to be the same person(s) whose name(s) is 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 24 day of July 2022



[Signature]  
\_\_\_\_\_  
(Notary Public)

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**Prepared By:** HANI KHATIB  
7056 WEST 127TH STREET  
SUITE 2E  
PALOS HEIGHTS, IL 60463

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**Mail To:**

7056, LLC  
c/o JOHN F. DIXON  
1415 W 55th Street, SUITE 101  
COUNTRYSIDE, IL 60525

**Name & Address of Taxpayer:**

7056, LLC  
c/o JOHN F. DIXON  
1415 W 55th Street, SUITE 101  
COUNTRYSIDE, IL 60525

City of Cook County Clerk's Office