

1/2 2022 - 03100

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WARRANTY DEED (INDIVIDUAL TO INDIVIDUALS)

Doc#: 2224912291 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2022 11:11 AM Pg: 1 of 3

THE GRANTOR, Peter Han, a single man,

of the Village of Oak Lawn, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars and other valuable consideration in hand paid,

Dec ID 20220801623341
ST/CO Stamp 1-610-766-928 ST Tax \$260.00 CO Tax \$130.00

CONVEYS AND WARRANTS to

Erica Hormatallah and Youness Hormatallah,
husband and wife, as tenants by the entirety,
8090 S ROBERTS ROAD,
BRIDGEVIEW, IL 60455,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

Permanent Real Estate Number(s): 24-16-422-031-0000
Address of Real Estate: 11017 Jodan Drive, Oak Lawn, IL 60453

DATED this 30th day of August, 2022.



Peter Han (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Han is personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledge 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 this 30th day of August, 2022.



Notary Public



Prepared by: Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, Illinois 60521

Mail To:

Jeffrey B. Horwitz

1776 S. Naperville Rd., Ste. 203A

Wheaton, IL 60189

Send Subsequent Tax Bills To:

Erica & Youness Hormatallah

11017 Jodan Drive

Oak Lawn, IL 60453

Village of Oak Lawn	Real Estate Transfer Tax	\$1000	04893
Village of Oak Lawn	Real Estate Transfer Tax	\$300	05512

FILED

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EXHIBIT "A" Legal Description

File No.: 2022-03100-PT

PARCEL 1: THAT PART OF LOT 20 IN ACORN GLEN, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 20; THENCE DUE EAST, ALONG THE NORTH LINE OF SAID LOT 20, 18.90 FEET; THENCE DUE SOUTH 55.79 FEET TO A POINT OF BEGINNING, SAID POINT LYING ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS EAST, ALONG THE SAID CENTER LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, 79.00 FEET; THENCE DUE SOUTH 17.90 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE DUE NORTH 89 DEGREES 49 MINUTES 18 SECONDS WEST, ALONG SAID CENTER LINE AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF 79.00 FEET; THENCE DUE NORTH 18.05 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PERPETUAL RIGHT AND NON-EXCLUSIVE EASEMENT IN, OVER, ALONG, ACROSS AND TO THE COMMON AREAS FOR INGRESS AND EGRESS AND USE OF THE OPEN SPACES AS CONTAINED IN DECLARATION RECORDED NOVEMBER 23, 1994 AS DOCUMENT 94-992372, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 11017 Jordan Drive, Oak Lawn, IL 60453

PERMANENT INDEX NO.: 24-16-422-031-0000

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF _____)

Peter Han, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 11017 Jodan Drive, Oak Lawn, IL 60453

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:


- A. The sale or exchange is of an entire tract of land not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of _____ County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Peter Han
this 30th day of August, 2022.

Signature of Notary Public



Signature of Affiant

Signature of Affiant