2295 A 49 2012 8 UNOFFICIAL COPY

WARRANTY DEED

INSTRUMENT PREPARED BY:

Michael Forkan Forkan Law 2519 N. California Avenue Chicago, Illinois 60647

MAIL TO:

Same a)

Tax Bill

MAIL TAX BILLS TO:

Afif Chamass and Haife Bayram 109 Carriage Way Drive

Burr Ridge, IL 60527

Doc#. 2227145039 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/28/2022 10:01 AM Pg: 1 of 2

Dec ID 20220901641079

ST/CO Stamp 1-657-169-488 ST Tax \$900.00 CO Tax \$450.00

THIS SPACE RESERVED FOR RECORDER

This agreement, made this 13th day of SEPTENDER, 2022, between FORKAN FAMILY LLC, INC), An Illinois Limited Liability Corporation, created and existing inder and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and AFIF CHAMASS AND HAIFA BAYRAM, A Married Couple, of Chicago, Illinois party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dolla's, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, PELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, NOT AS TENANT'S IN COMMON AND NOT AS JOIN'T TENANTS BUT AS TENANTS BY THE ENTIRETY IN FEE SIMPLE FOREVER, all the following described real estate, situated and described as follows, to wit

LEGAL DESCRIPTION:

LOT 50, EXCEPT THE EASTERLY 10 FEET RUNNING ON A NORTH SOUTH LINE, CARRIAGE WAY SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILL'INOIS

Commonly Known As:

109 Carriage Way Drive, Burr Ridge, IL 60527-5703

PIN:

18-19-306-027-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as

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above described, with the appurtenances, unto the party of the second part, their heirs and assigns as FEE SIMPLE forever.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

FORKAN FAMILY LLC, An Illinois Limited Liability Corporation

Patrica Forka

Its Member/ivenager

STATE OF ILLINOIS

COUNTY OF COOK

I, MICHAEL FORKAN, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICA FORKAN, personaily known to me to be the Manager of FORKAN FAMILY LLC, an Illinois Limited Liability Corporation, and 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 severally acknowledged that as such Manager, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Members of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Commission expires

12-3,2029

NOTARY PUBLIC

Official Seal
Michael E. Forkar
Notary Public State of Himpir
My Commission Expires 12/3/2025