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Warranty Deed

ILLINOIS

PT22-87341 1/2

Doc#: 2230542035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2022 10:07 AM Pg: 1 of 3

Dec ID 20220901651017
ST/CO Stamp 1-823-645-264 ST Tax \$700.00 CO Tax \$350.00
City Stamp 0-535-764-560 City Tax: \$7,350.00

Above Space for Recorder's Use Only

THE GRANTOR(s) Patrick Griffin, a married man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Shaheryar E Ansari and Waseema N Ali, husband and wife, of 14682 Braemar Ave E, Noblesville, IN 46062 as Joint Tenants with Right of Survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-25-423-018-0000

Address(es) of Real Estate: 2505 N. Artesian Avenue, Chicago, IL 60647

The date of this deed of conveyance is 9/14/22

This Warranty Deed may be signed in counterparts. Signature pages are attached hereto and made a part hereof.

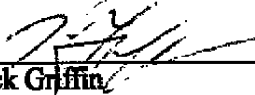
THIS IS NOT HOMESTEAD PROPERTY.

PROPER TITLE, LLC

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SIGNATURE PAGE

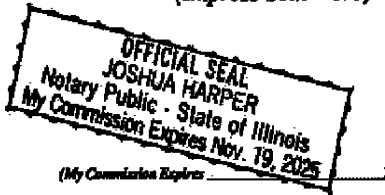
For the Warranty Deed having the following Grantors conveying Real Estate commonly known as 2505 N. Artesian Avenue, Chicago, IL 60647 with the following Permanent Real Estate Index Number: 13-25-423-018-0000.



Patrick Griffin

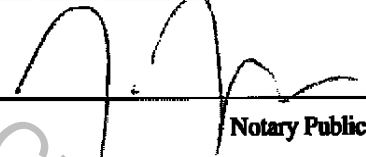
State of IL, County of COOK SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick Griffin personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that his/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)



Given under my hand and official seal

9.14.22



Notary Public

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

For the premises commonly known as: 2505 N. Artesian Avenue, Chicago, IL 60647

Legal Description:

Lot Twenty Three (23) in Block Thirty (30) in Albert Crosby and other's Subdivision of the East half (1/2) of the Southeast quarter (1/4) of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

This instrument was prepared by:

Kristen Duffy
Duffy Law, LLC
130 N Garland Ct #4702
Chicago, IL 60602

Send subsequent tax bills to:

Shaheryar F Ansari & Waseema N Ali
14682 Braemar Ave E
Noblesville, IN 46062

Recorder-mail recorded document to:

Shaheryar Ansari & Waseema Ali
14682 Braemar Ave E
Noblesville, IN 46062