

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#. 2232513078 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/21/2022 10:04 AM Pg: 1 of 3

Dec ID 20221001679769


ST/CO Stamp 1-634-731-344 ST Tax \$355.00 CO Tax \$177.50

**THE GRANTOR(S) Ryan Raketich & Jennifer Pinner, now known as Jennifer Raketich, Married,**  
of the Village of Orland Park, County of Cook, State of Illinois, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, to the undersigned in hand paid, CONVEYS and WARRANTS to **Godwin Abraham & Christine Abraham, Married, husband + wife** whose address is 3766 W. Hayford Street, Chicago, Illinois 60652,

(182) Chicago Title / RM 22BEC081057 NL

not as tenants in common, nor as joint tenants, but as tenants by the entirety, the Real Estate legally described on Rider attached hereto and made a part hereof, **subject to those matters described on Rider attached hereto and made a part hereof**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold said premises forever.

DATED this 10 Day of November, 2022.

  
\_\_\_\_\_  
Ryan Raketich

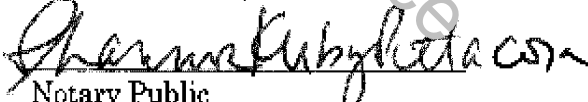
  
\_\_\_\_\_  
Jennifer Pinner, now known as Jennifer Raketich

State of Illinois )  
                          ) ss  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Ryan Raketich & Jennifer Raketich** 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10<sup>th</sup> day of November, 2022.

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

### This instrument was prepared by:

Cheryl A. Morrison, Law Office of Cheryl A. Morrison  
19065 Hickory Creek Drive, Suite 150, Mokena, Illinois 60448

### After recording, mail to:

George Kasios, The Law Office of George Kasios, Ltd.  
4433 W. Touhy Avenue, Suite 208, Lincolnwood, IL 60712

### Send all tax bills to:

Godwin Abraham & Christine Abraham  
18145 Breckenridge Blvd, Orland Park, Illinois 60467



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## Rider

### Legal Description

*See Attached*

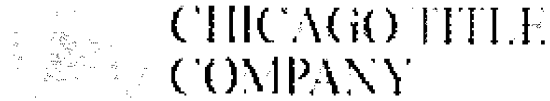
THAT PART OF LOT 62 IN BRECKENRIDGE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 62; THENCE NORTH 88 47 22" EAST, ALONG THE NORTH LINE OF SAID LOT 62, 22.00 FEET; THENCE SOUTH 1 12 38" EAST 52.92 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 88 47 22" EAST 70.00 FEET; THENCE SOUTH 1 12 38" EAST 32.00 FEET; THENCE SOUTH 88 47 22" WEST 70.00 FEET; THENCE NORTH 1 12 38" WEST 32.00 FEET TO THE POINT OF BEGINNING.

Address of Real Estate: 18145 Breckenridge Blvd, Orland Park, Illinois 60467

Permanent Real Estate Index No.: 27-31-307-073-0000

Subject to: general real estate taxes not due and payable at the time of Closing, building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any.

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## LEGAL DESCRIPTION

Order No.: 22GSC081087NL

For APN/Parcel ID(s): 27-31-307-073-0000

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THAT PART OF LOT 62 IN BRECKENRIDGE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 62; THENCE NORTH 88°47'22" EAST, ALONG THE NORTH LINE OF SAID LOT 62, 22.00 FEET; THENCE SOUTH 1°12'38" EAST 52.92 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 88°47'22" EAST 70.00 FEET; THENCE SOUTH 1°12'38" EAST 12.00 FEET; THENCE SOUTH 88°47'22" WEST 70.00 FEET; THENCE NORTH 1°12'38" WEST 32.00 FEET TO THE POINT OF BEGINNING.

Property of Cook County Clerk's Office