

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc#: 2234228206 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/08/2022 01:27 PM Pg: 1 of 3

Dec ID 20221101693134  
ST/CO Stamp 0-740-390-224 ST Tax \$210.00 CO Tax \$105.00

THE GRANTORS, Tyler Tran and **Phuong T. Van**, husband and wife, of 8600 Mansfield Drive, Burbank, Illinois 60459, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, REMISE, RELEASE, ALIEN and CONVEY to GRANTEE, **Rima Hatamleh**,\* a single woman, of 8912 S. Roberts Road, Apt 3D, Hickory Hills, Illinois 60457, the following described Real Estate situated in the County of Cook and State of Illinois, Individually, to wit: *\* Sole Ownership*

### PARCEL 1:

THAT PART OF LOT 19 IN DE LUGACH'S 80TH AVENUE ACRES, A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER IN SECTION 13, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE DUE EAST ALONG THE SOUTH LINE OF SAID LOT 19 FOR A DISTANCE OF 168.06 FEET TO A POINT; THENCE DUE NORTH FOR A DISTANCE OF 47.04 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 58 MINUTES 13 SECONDS WEST ALONG SAID CENTER LINE AND ITS WESTERLY EXTENSION FOR A DISTANCE OF 51.00 FEET TO A POINT ON THE CENTER LINE OF A NORTH SOUTH WALL; THENCE NORTH 0 DEGREES 08 MINUTES 13 SECONDS EAST ALONG SAID CENTER LINE AND ITS NORTHERLY EXTENSION FOR A DISTANCE OF 28.98 FEET TO A POINT; THENCE DUE WEST FOR A DISTANCE OF 50.93 FEET TO A POINT; THENCE DUE SOUTH FOR A DISTANCE OF 28.96 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR TIFFANY TOWNHOMES RECORDED OCTOBER 30, 1992 AS DOCUMENT 92804549

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee(s), its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following:

General real estate taxes not yet due or payable; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate

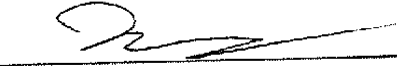
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises, Individually.

# UNOFFICIAL COPY

Permanent Real Estate Index Number: 23-13-103-038-0000

Address of Real Estate: 7941 W. Tiffany Court, Palos Hills, Illinois 60465

DATED this 30 day of 11, 2022.

X   
Tyler Tran

X   
Phuong T. Van

Property of Cook County Clerk's Office

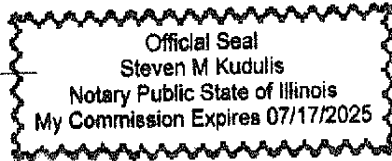
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STATE OF ILLINOIS     )  
                                  )SS  
COUNTY OF *DeKalb*     )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Tyler Tran and Phuong T. Van, personally known to me to be the same person(s) whose names 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 30 day of Nov, 2022.

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



This instrument prepared by: Law Office of Steven M. Kudulis, 3333 Warrenville Road, Suite 200, Lisle, IL 60532

Mail to:

Patrick Kelly  
111 Jefferson Avenue  
Naperville, Illinois 60540

Send Subsequent Tax Bills To:

Rima Hatamleh  
7941 W. Tiffany Court  
Palos Hills, Illinois 60465

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