## UNOFFICIAL CC

Doc#. 2234833165 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/14/2022 12:58 PM Pg: 1 of 3

Dec ID 20221201608494

ST/CO Stamp 0-190-729-552 ST Tax \$250.00 CO Tax \$125.00

WARRANTY DEED ILLINOIS STATUTORY

Prepared By: Law Offices of Jay H. Chie P.C. 2454 E. Dempster St., Suite 310 Des Plaines, IL 09916

THE GRANTOR, JVA TWO, LLC, a Delaware limited liability company, of the City of Northbrook, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS to GRANTLE, ATA M. BAWADI, A MONVIED MAN

in FEE SIMPLE
in JOINT TENANCY WITH RIGHT OF SURVAY ORSHIP;
in TENANTS IN COMMON, or
in TENANCY BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP.

(GRANTEE'S ADDRESS) of 5700 W. 87th Place Oak Lawn of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit "A"

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements.

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

Permanent Index Number:

27-25-311-003-0000 and 27-25-311-009-0000

Address of Real Estate: 7801 West 174th Street, Tinley Park, IL 60477

Dated this 57h day of Docember

GRANTOR:

OF- 2760003497PK -

By: Dan Bednyak, Authorized Signatory

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## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
	) ss.
COUNTY OFCOOK	)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dan Bednyak, authorized signatory for JVA TWO, LLC, 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 acknowledged that it 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 notarial seal, this 5th day of becember, 2022

Notary Public

Mail To: Nawal Abueid, Esq. 6894 W /111th St. Worth, IL 60482 JAPET LEE
Official Seal
Notary Public State of Illinois
My Commission Expires Mar 31, 2026

Name and Address of Taxpayer:

Ata M. Bawadi 7801 W. 174<sup>th</sup> Street Tinley Park, IL 60477

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## **UNOFFICIAL COPY**

## **EXHIBIT "A"**

Order No.: 22GCO003492PK

Property Address: 7801 W 174th St, Tinley Park, IL 60477

For APN/Parcel ID(s): 27-25-311-003-0000

LOT 6 AND THE EAST 20 FEET OF LOT 7 IN BLOCK 14 IN SUNDALE RIDGE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND ALSO PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD AN, AL, AND FILL

COOK

COUNTY

COOK

COOK PRINCIPAL MEPIDIAN, AS PER PLAT RECORDED ON NOVEMBER 17, 1959 AS DOCUMENT NUMBER 17714/36B AND FILED IN BOOK 549 OF PLATS, PAGE 819, IN COOK COUNTY, ILLINOIS.