

UNOFFICIAL COPY

Doc#. 2235428191 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2022 01:53 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20221201610998
ST/CO Stamp 2-034-658-640 ST Tax \$240.00 CO Tax \$120.00

ATA / GMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # 2286074-JL

(The Above Space for Recorder's Use Only)

THE GRANTORS Shamiram Lowe, married to Jamieson Lowe and Maryam Rich, married to Ian Rich., as Sole Heirs of the Estate of Kiliana Khoshaba, Deceased of the City of Rockford, County of Winnebago and the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Matthew Schneider, of the Village of Glenview, County of Cook and the State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 09-19-206-041-0000 and 09-19-206-075-0000

Property Address: 970 W Grant Drive, Des Plaines, IL 60016

Not Homestead Property as to: Jamieson Lowe and Ian Rich

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

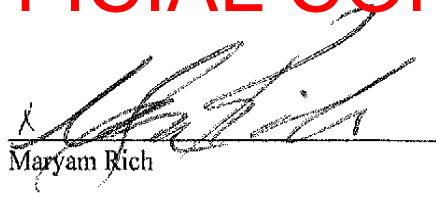
SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year **2021** and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Dated this 12 day of December, 2022.



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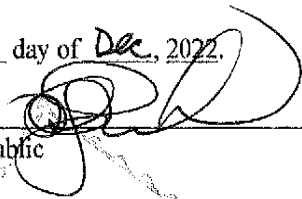

Shamiram Lowe


Maryam Rich

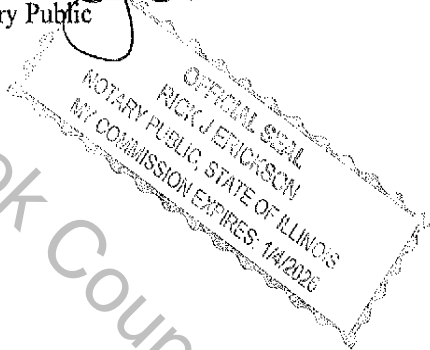
STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shamiram Lowe and Maryam Rich personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 12 day of Dec., 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
Rick J. Erickson
Erickson Law Office, Ltd.
716 Lee Street
Des Plaines, IL 60016

MAIL TO:

Mr. Mort Rubín
Law Office of Mortin Rubín
3330 Dundee Road, Suite C4
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Matthew Schneider
1420 WAUKEGAN RD.
GLENVIEW, IL 60025

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EXHIBIT A LEGAL DESCRIPTION

Permanent Index Number(s): 09-19-206-041-0000 and 09-19-206-075-0000

Property Address: 970 W Grant Drive, Des Plaines, IL 60016

LOT 18 IN BLOCK 6 IN DES PLAINES VILLAS, A RESUBDIVISION OF CERTAIN LOTS AND BLOCKS IN HOMERICAN VILLAS, SAID HOMERICAN VILLAS BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, EXCEPT THE EASTERLY 503 FEET MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF) ALSO THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19 (EXCEPT THE WEST 173 FEET THEREOF) ALL IN WITH A PROLONGATION OF THE LAST DESCRIBED LINE, 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTH 1/2 OF LOT 17 IN BLOCK 6 IN HOMERICAN VILLAS, SAID HOMERICAN VILLAS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, (EXCEPT THE EASTERLY 503 FEET MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF) ALSO THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, (EXCEPT THE WEST 173 FEET THEREOF) ALL IN TOWNSHIP 41 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS PER PLAT RECORDED NOVEMBER 10, 1927 AS DOCUMENT 9838446 IN COOK COUNTY, ILLINOIS.