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Doc#: 2301916059 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/19/2023 12:22 PM Pg: 1 of 2

WARRANTY DEED (Illinois)

THIS DEED is made as of the 12 day of December, 2022, by and between

Dec ID 20230101627296
ST/CO Stamp 2-026-777-424 ST Tax \$640.00 CO Tax \$320.00

NAPOCA DEVELOPMENT LLC, AN
ILLINOIS LIMITED LIABILITY COMPANY
("Grantor," whether one or more),

and

MOHAMAD REDA MUSTAFA,
Mohamad Reda Mustafa
7127 CLEVELAND ST, NILES, IL 60714
("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

Lot 31 (except the West 4.0 feet thereof) (excepting therefrom that part thereof described in judgment order entered in Case No. 514185 and registered as Document No. 3060134) in Block 8 in Pater's Milwaukee Avenue Heights, a Subdivision of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 41 North, Range 12 East of the Third Principal Meridian lying West of Milwaukee Avenue, also the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 14, Township 41 North, Range 12, East of the Third Principal Meridian, excepting therefrom a tract described as follows: Commencing at a point on the center line of Milwaukee Avenue 203 feet Southeasterly of the intersection of the center line of Milwaukee Avenue and the North line of said Southeast 1/4 Thence Southwesterly at right angles to the center line of Milwaukee Avenue 150 feet; Thence Southeasterly parallel to the center line of Milwaukee Avenue 275 feet; Thence Northeasterly 150 feet to the center line of Milwaukee Avenue; Thence Northwesterly along the center line of Milwaukee Avenue, 275 feet to the place of beginning, in Cook County, Illinois.

COMMONLY KNOWN AS: 8116 W DEMPSTER, NILES, IL 60714

PARCEL INDEX NUMBER (PIN): 09-14-410-049-0000

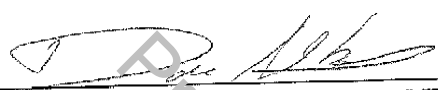
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs 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: Covenants, conditions, restrictions of record, public and utility easements, provided that such

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exceptions do not impair Purchaser's intended use of the Unit for residential purposes, and general real estate taxes for the year 2022 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 12 day of DECEMBER, 2022.



DAN ALBUS, MANAGER
NAPOCA DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Mohamad Reda Mustafa
8116 W Dempster Niles IL 60714

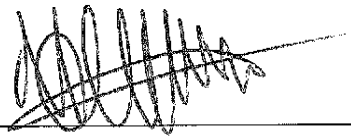
SEND SUBSEQUENT TAX BILLS TO: MOHAMAD REDA MUSTAFA
8116 W DEMPSTER, NILES, IL 60714

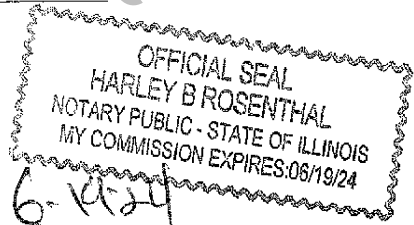
OR RECORDER'S OFFICE BOX NO. _____

STATE OF IL)
COUNTY OF Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DAN ALBUS FOR NAPOCA DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY is 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 he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of December, 2022.

Notary Public 



My Commission Expires: 6-19-24

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
1/5/23
8116 Dempster
28834 \$ 1,920.00