

# UNOFFICIAL COPY

Doc#: 2302013213 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/20/2023 11:48 AM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20221201622052  
ST/CO Stamp 1-215-392-592 ST Tax \$195.00 CO Tax \$97.50

 Chicago Title

22 ESC 274068 MN

MN 1 of 2

THE GRANTOR(S)

Justin Grohnke, a(n) unmarried man

of the City of Oak Forest, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Beisanne Atshan, a(n) married woman

of 6951 156th Pl, Oak Forest, IL 60452, 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 Exhibit "A" attached hereto and made a part hereof

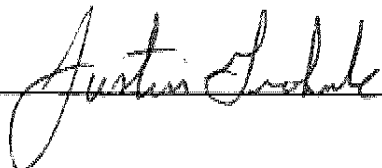
Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 28-18-101-044-1058

Address(es) of Real Estate: 6850 Ridge Point Dr, Unit 3B, Oak Forest, IL 60452

Dated this 21st day of December, 2022.

  
Justin Grohnke

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This property is not homestead as to the Grantor(s)

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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Justin Grohne

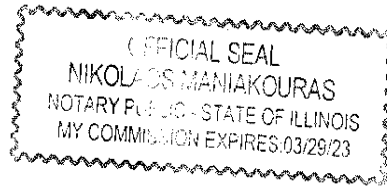
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21 day of December, 2022.

[Signature] (Notary Public)

Prepared by:

Niko-Law, LLC  
7808 W College Dr, Suite 4SE  
Palos Heights, IL 60463



Mail to:

Beisanne Atshan  
6850 Ridge Point Dr.  
Unit 3B Oak Forest IL 60452

Name and Address of Taxpayer:

Beisanne Atshan  
6850 Ridge Point Dr.  
Unit 3B Oak Forest IL 60452

Property of Cook County Clerk's Office

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 22GSC274068HH

For APN/Parcel ID(s): 28-18-101-044-1058

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UNIT NO. 5-3B AND GARAGE UNIT NO. G-5-3B IN THE RIDGE POINT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN MURDEN MEADOWS, BEING A SUBDIVISION OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 98725017, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Proposed Cook County Clerk's Office