

UNOFFICIAL COPY

Doc#: 2304055041 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2023 04:03 PM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20230201644161
ST/CO Stamp 0-970-274-640 ST Tax \$150.00 CO Tax \$75.00

① 236ND764006LZ
9.

Above Space for Recorder's Use Only

THE GRANTOR, DAVID E. AREEN, AS TRUSTEE OF THE DAVID E. AREEN TRUST DATED JUNE 14, 1993 of 663 Nelson Lane, City of Des Plaines, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to FAZAL MAHMOOD, a married man of 9239 Aspen Lane, Des Plaines, Illinois 60016 the GRANTEE, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE THE ATTACHED EXHIBIT "A"

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

SUBJECT TO: General real estate taxes for 2022 installment and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any.

Permanent Real Estate Index Numbers: 09-07-210-021-0000

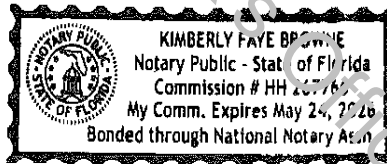
Address of Real Estate: 663 Nelson Lane, Des Plaines, Illinois 60016

The date of this deed of conveyance is 2-6-23, 2023.

David E. Areen Trust dated June 14, 1993
(SEAL) DAVID E. AREEN, as Trustee of the
David E. Areen Trust dated June 14, 1993

(SEAL)

State of Florida
SS
County of Lee



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID E. AREEN, 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 the said instrument as his free and voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal 2/6, 2023.

(My Commission Expires 5/24/26)

Kimberly Faye Browne
Notary Public

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EXHIBIT "A" LEGAL DESCRIPTION

For the premises commonly known as 663 Nelson Lane, Des Plaines, Illinois 60016.
PART OF LOTS 85 AND 86 IN GLEICH'S PROSPECT RIDGE, HEREINAFTER DESCRIBED,
BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 85, 2 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOTS 85 AND 86, 83 FEET TO A POINT 29 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 86; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 86, 96 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT 86, 26.50 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 86, 41 FEET TO A POINT ON THE EAST LINE OF SAID LOT 86, 2.50 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTH ON THE EAST LINE OF SAID LOTS 85 AND 86, 30 FEET TO A POINT 38.50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 85, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 85, 41 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF 85, 26.50 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF LOT 85, 96 FEET TO THE PLACE OF BEGINNING; (EXCEPTING THEREFROM A TRACT THEREOF DESCRIBED AS THE NORTH 36.50 FEET OF THE WEST 96 FEET) (EXCEPT THE SOUTH 5.46 FEET OF THE WEST 76 FEET THEREOF) AND ALSO (EXCEPTING THEREFROM A TRACT DESCRIBED AS THE SOUTH 36.50 FEET THEREOF) AND ALSO EXCEPTING THEREFROM A TRACT DESCRIBED AS THE SOUTH 36.50 FEET THEREOF) AND WEST 96 FEET (EXCEPT THE NORTH 5.46 FEET OF THE WEST 76 FEET THEREOF), IN GLEICH'S PROSPECT RIDGE, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 10, 1955, AS DOCUMENT NUMBER 1800310 IN COOK COUNTY, ILLINOIS.

See attached.

This instrument was prepared by
Joseph P. Hudetz
Kelleher + Holland, LLC
102 S. Wynstone Park Dr.
North Barrington, Illinois 60010

Send subsequent tax bills to:
Fazal Mahmood
663 Nelson Lane
Des Plaines, IL. 60016

Recorder-mail recorded document to:
Ahmed Motiwala
M&A Law Firm, P.C.
10 N Martingale Ste 400
Schaumburg, IL 60173

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GND764006LZ

For APN/Parcel ID(s): 09-07-210-021-0000

PART OF LOTS 85 AND 86 IN GLEICH'S PROSPECT RIDGE, HEREINAFTER DESCRIBED, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 85, 2 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOTS 85 AND 86, 83 FEET TO A POINT 29 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 86; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 86, 96 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT 86, 26.50 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 86, 41 FEET TO A POINT ON THE EAST LINE OF SAID LOT 86, 2.50 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTH ON THE EAST LINE OF SAID LOTS 85 AND 86, 30 FEET TO A POINT 38.50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 85, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 85, 41 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF 85, 26.50 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF LOT 85, 96 FEET TO THE PLACE OF BEGINNING; (EXCEPTING THEREFROM A TRACT THEREOF DESCRIBED AS: THE NORTH 36.50 FEET OF THE WEST 96 FEET, EXCEPT THE SOUTH 5.46 FEET OF THE WEST 76 FEET THEREOF); AND ALSO (EXCEPTING THEREFROM A TRACT THEREOF DESCRIBED AS: THE SOUTH 36.50 FEET OF THE WEST 96 FEET, EXCEPT THE NORTH 5.46 FEET OF THE WEST 76 FEET THEREOF); AND ALSO (EXCEPTING THEREFROM A TRACT THEREOF DESCRIBED AS: THE NORTH 10.00 FEET OF THE EAST 21.00' THEREOF); AND ALSO (EXCEPTING THEREFROM A TRACT THEREOF DESCRIBED AS: THE SOUTH 10.00 FEET OF THE EAST 21.00 FEET THEREOF), IN GLEICH'S PROSPECT RIDGE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 10, 1958, AS DOCUMENT NUMBER 1800310 IN COOK COUNTY, ILLINOIS.