



# UNOFFICIAL COPY

Doc#: 2306744109 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/08/2023 02:41 PM Pg: 1 of 3

Dec ID 20230201657405  
ST/CO Stamp 1-213-595-472 ST Tax \$615.00 CO Tax \$307.50

Atlas Title & Escrow  
File# 4-22-2795  
Date 2-22-2023

## WARRANTY DEED ILLINOIS STATUTORY

|   |                                |
|---|--------------------------------|
| REAL ESTATE TRANSFER TAX  | 02-Mar-2023                    |
|   | COUNTY: 367.50                 |
|   | ILLINOIS: 615.00               |
|   | TOTAL: 922.50                  |
| 10-27-430-041-0000  | 20230201657405   1-213-595-472 |

(The Above Space for Recorder's Use Only)

THE GRANTOR Ashraf Memon, a married man, of 3774 West Devon Avenue, Lincolnwood, IL 60712, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Sammy Miller and Nicholas Miller, As Tenants in Common, of 4705 North Nagle Avenue, Harwood Heights, IL 60706, in fee simple forever the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Permanent Index Number(s): 10-27-430-041-0000

Property Address: 7201 North Karlov Avenue, Lincolnwood, IL 60712

Situated in the County of Cook, State of Illinois, to wit:

**Lots 23 and 24 and the South Half of the vacated alley lying North of and adjoining said Lots 23 and 24 in Block 2 in Engel's Kenilworth Avenue Highlands, a Subdivision of the South Half of the Southeast Quarter of the Southeast Quarter of Section 27, Township 11, North, Range 13 East of the Third Principal Meridian in Cook County Illinois.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This property is an investment property only and not subject to homestead rights.

**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.

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Dated this 7<sup>th</sup> day of ~~January~~ <sup>February</sup>, 2023

*Ashraf Memon*  
 \_\_\_\_\_  
 Ashraf Memon

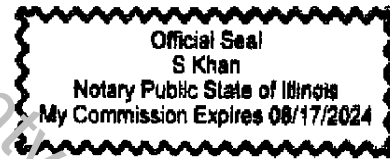
STATE OF IL )  
 ) SS,  
 COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ashraf Memon 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 in the instrument as its 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 7<sup>th</sup> day of ~~January~~ <sup>February</sup>, 2023.

*S Khan*  
 \_\_\_\_\_

Notary Public



THIS INSTRUMENT PREPARED BY  
 A. Imran Khan  
 ARK Attorneys, LLC  
 1000 N. Milwaukee Ave., Suite 100  
 Chicago, IL 60642

MAIL TO:

Monty Boatright  
 4653 North Milwaukee Avenue  
 Chicago, IL 60630

SEND SUBSEQUENT TAX BILLS TO:

Sammy Miller and Nicholas Miller  
7201 N. Karlov Ave  
Lincolnwood IL 60712

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**ARK Attorneys, LLC**  
**1000 N Milwaukee Ave, Ste 100**  
**Chicago IL 60630**

**VILLAGE OF LINCOLNWOOD**  
**CERTIFICATE OF PAYMENT**  
**OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES**  
**OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Ashraf Memon

Mailing Address: 7201 N Karlov

Lincolnwood, IL 60712

Telephone No.: \_\_\_\_\_

Attorney or Agent: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Property Address: 7201 N Karlov

Lincolnwood, IL 60712

Property Index Number (PIN): 10-27-430-041-000


Water Account Number: 111055-000

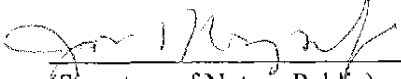
Date of Issuance: 02/23/2023

State of Illinois )  
County of Cook )

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me  
on 02/23/2023, by Joan Mazzeffi

By:   
Denise Joseph  
Finance Director

  
(Signature of Notary Public)  
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 90 DAYS AFTER THE DATE OF ISSUANCE.