

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2307633041 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/17/2023 09:32 AM Pg: 1 of 2

Dec ID 20230301669720

ST/CO Stamp 2-143-490-256 ST Tax \$270.00 CO Tax \$135.00

Above Space for Recorder's Use Only

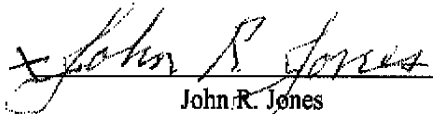
THE GRANTOR(S) John R. Jones, married * of the City of Tinley Park, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Aref N. Fakeh a married man, 12959 S. Meade Ave., Palos Heights, IL 60463 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 27-35-401-040-0000

Address(es) of Real Estate: 17931 Nielsen Dr, Tinley Park, Illinois 60477

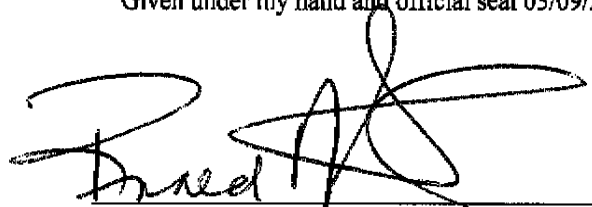
The date of this deed of conveyance is 03/09/2023.


John R. Jones

* THIS IS NOT HOMESTEAD
property

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John R. Jones personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

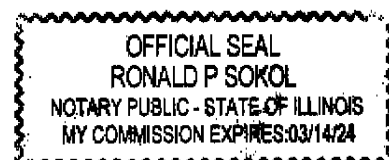
Given under my hand and official seal 03/09/2023.



Notary Public

FIDELITY NATIONAL TITLE

α 23003399



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LEGAL DESCRIPTION

For the premises commonly known as: 17931 Nielsen Dr,
Tinley Park,, Illinois 60477

Legal Description:

PARCEL 1: THAT PART OF LOT 15 IN AVONDALE MEADOWS SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND A RESUBDIVISION OF LOTS 14, 15, 16 AND 17 IN AVONDALE MEADOWS SUBDIVISION PHASE I, ACCORDING TO THE PLAT OF SUBDIVISION THEREOF RECORDED AUGUST 18, 1999 AS DOCUMENT NO. 99-789515, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 23.98 FEET ALONG THE SOUTH LINE OF SAID LOT 15; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 44.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 31.04 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 80.61 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 14 SECONDS WEST 31.44 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 49 SECONDS WEST 30.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON COMMON AREAS AS CREATED BY DECLARATION RECORDED AS DOCUMENT NUMBER 99-824542, AND AS AMENDED BY DOCUMENT 99-884634.

This instrument was prepared by:
Ronald Sokol
Sokol & Mazian
9501 W 144th Place, Suite 104
Orland Park, IL 60462

Send subsequent tax bills to:
Aref N Fakeh
17931 Nielsen Dr
Tinley Park, Illinois 60477

Mail recorded document to:

Aref N Fakeh
17931 Nielsen Dr.
Tinley Park, IL 60477