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769935 1 of 3

Doc# 2310734014 Fee \$88.00

WARRANTY DEED

RHSP FEE: \$9.00 RPRF FEE: \$1.00

ILLINOIS STATUTORY

KAREN A. YARBROUGH

COOK COUNTY CLERK

Prepared By:

Younis Law Group, P.C.
7110 W. 127th St., Suite 150
Palos Heights, IL 60463
312-687-8600

DATE: 04/17/2023 11:09 AM PG: 1 OF 4

Name and Address of Taxpayer

Michael E Kwiat & Shelley J Kwiat
9650 Nottingham Ave, Unit 3 E
Chicago Ridge, IL 60415

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

RECORDER'S STAMP

THE GRANTORS, Ibrahim Atef, a married man, of the city of Chicago Ridge, county of Cook, state of Illinois, for and in consideration of \$10 (ten dollars), in hand paid, CONVEY(S) and Warrants to Michael E. Kwiat and Shelley J. Kwiat, Husband and Wife* all interest in the following described Real Estate situated in the city of Chicago Ridge, county of Cook, state of Illinois, to wit:

See attached exhibit A for legal description.

Permanent Real Estate #: 24-07-104-021-1021

Address: 9650 Nottingham Ave, Unit 3E, Chicago Ridge, IL 60415


SUBJECT TO: Covenants, conditions and restrictions of record; public utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet 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. To have and to hold said premises forever.

PROPERTY NOT A HOMESTEAD PROPERTY.

Dated this 16 day of March, 2023.

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In Witness Whereof, **Ibrahim Atef** has hereunto set his hand and seal.

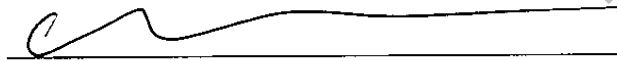
 3/16/23
Ibrahim Atef Date

STATE OF Illinois }

County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Ibrahim Atef** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the instrument as a 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 16 day of March 2023.

 (SEAL)
Notary Public

My commission expires on _____.



After Recording Mail to:

Codilis & Associates PC

15 W 030 N Frontage Road suite 100


Burr Ridge, IL 60527

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File No: 769935

EXHIBIT "A"

UNIT 3E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STONY EDGE ESTATE II CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25909550, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

24-07-104-021-1021 

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

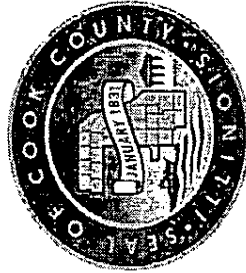
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REAL ESTATE TRANSFER TAX

14-Apr-2023



COUNTY:
ILLINOIS:
TOTAL:

64.50
129.00
193.50

24-07-104-021-1021

20230401696801

0-873-354-448

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