

# UNOFFICIAL COPY

Doc#. 2316406206 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/13/2023 11:33 AM Pg: 1 of 2

## WARRANTY DEED

Dec ID 20230501625434  
ST/CO Stamp 0-588-339-920 ST Tax \$340.00 CO Tax \$170.00

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

File No: 23157635

THIS INDENTURE WITNESSETH, that the GRANTORS, FRANK L. PRZEKWAS AND CLEMENTINE A. PRZEKWAS, husband and wife of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT TO MOHAMMAD ISBATAN AND DIANA M. KISHTA, GRANTEES, residing at 5935 1/2 W 90<sup>th</sup> St, Oak Lawn, Illinois, the following described real estate, to-wit:

### PARCEL 1:

THE EAST 34.00 FEET OF THE WEST 112.97 FEET OF LOT 3 IN TIMBERS EDGE UNIT 2F, BEING A RESUBDIVISION OF OUTLOT 1 IN TIMBERS EDGE UNIT IIC, BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION RECORDED JULY 29, 1997 AS DOCUMENT 97546549 OVER LOT 7 (COMMON AREA).

Permanent Real Estate Index Number: 27-34-106-050-000

Address of Real Estate: 9314 Kimmel Court, Tinley Park, Illinois 60487

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantees to have and to hold (select one, strike inapplicable):

- Tenants in Common
- Joint Tenants with Rights of Survivorship
- Married Persons, as Tenants by the Entirety

IN WITNESS WHEREOF, the Grantors herein have set their hands and seal this 15<sup>th</sup> day of May, 2023.

  
FRANK L. PRZEKWAS


  
CLEMENTINE A. PRZEKWAS

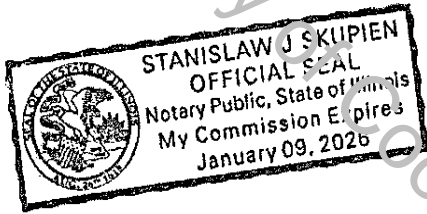
# UNOFFICIAL COPY



STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Frank L. Przekwas and Clementine A. Przekwas, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 15<sup>th</sup> day of May, 2023.

  
\_\_\_\_\_  
Notary Public



REAL ESTATE TRANSFER TAX		02-JUN-2023
		COUNTY: 170.00
		ILLINOIS: 340.00
		TOTAL: 510.00
27-34-106-050-0000		20230501625434   0-588-339-920

Future Tax Bills to:  
Mohammad Tshaban & Diana Kishtg  
9314 Kimmel Ct  
Tinley Park, IL 60487

After recording return document to:  
Mohammad Tshaban & Diana Kishtg  
9314 Kimmel Ct  
Tinley Park, IL 60487

**This Instrument was prepared by:**  
Stanislaw J. Skupien  
LAW OFFICE OF STANISLAW J. SKUPIEN, P.C.  
10550 South Roberts Road  
Palos Hills Illinois 60465