

UNOFFICIAL COPY

WARRANTY DEED Illinois (Statutory)

Doc#. 2319206083 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/11/2023 10:49 AM Pg: 1 of 4

MAIL TO:

RITA J. THOMAS
Attorney at Law
30 N. Western Avenue
Carpentersville, Illinois 60110

Dec ID 20230601660540
ST/CO Stamp 0-589-389-520 ST Tax \$85.00 CO Tax \$42.50

NAME & ADDRESS OF GRANTEE
& TAXPAYER:

SYED E. MOHAMMED
57 Northfield Terrace
Wheeling, Illinois 60090

THE GRANTOR(S), LAURA J. MCCARTHY, an unmarried woman, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to grantee, SYED E. MOHAMMED, all interest in the following described real estate situated in the County of Cook, State of Illinois, to-wit:

(LEGAL DESCRIPTION ATTACHED)

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.

Subject to: (1) Easements, restrictions and conditions of record; and (2) General taxes for 2022 and subsequent years.

Property address: 57 Northfield Terrace, Wheeling, Illinois 60090

P.I.N.: 03-02-205-022-0000

DATED this 21st day of June, 2023.


LAURA J. MCCARTHY

*see outpage for
stamp
LT-236ND888052M
3/3 ECA*

UNOFFICIAL COPY

WARRANTY DEED Illinois (Statutory)

MAIL TO:

RITA J. THOMAS
Attorney at Law
30 N. Western Avenue
Carpentersville, Illinois 60110

NAME & ADDRESS OF GRANTEE
& TAXPAYER:

SYED E. MOHAMMED
57 Northfield Terrace
Wheeling, Illinois 60090

THE GRANTOR(S), LAURA J. MCCARTHY, an unmarried woman, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to grantee, SYED E. MOHAMMED, all interest in the following described real estate situated in the County of Cook, State of Illinois, to-wit:

(LEGAL DESCRIPTION ATTACHED)

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.

Subject to: (1) Easements, restrictions and conditions of record; and (2) General taxes for 2022 and subsequent years.

Property address: 57 Northfield Terrace, Wheeling, Illinois 60090

P.I.N.: 03-02-205-022-0000

DATED this 21st day of June, 2023.

LAURA J. MCCARTHY

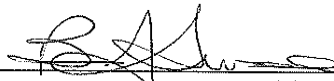
WHEELING
Real Estate Transfer Approved
Initials: LM SM 23 AW
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT LAURA J. MCCARTHY, an unmarried woman, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

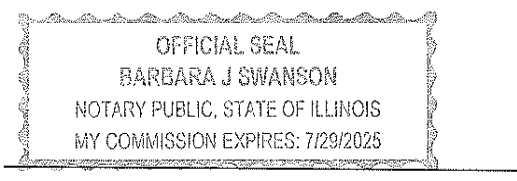
Given under my hand and notarial seal this 21st day of June, 2023.



Notary Public

My commission expires on 7/29/25

Impress Seal Here



Property of Cook County Clerk's Office

NAME AND ADDRESS OF PREPARER:

BARBARA J. SWANSON
Attorney at Law
4473 Old Grand Avenue
Gurnee, Illinois 60031

****This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).**

UNOFFICIAL COPY

EXHIBIT "A"

Order No.: 23GND888005RM

Property Address: 57 Northfield Ter., Wheeling, IL 60090-2935

For APN/Parcel ID(s): 03-02-205-022-0000

PARCEL 1:

THAT PART OF NON-EASEMENT AREA 4 (N.E.A 4) OF LOT 1 IN MILLBROOK POINTE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 2009 AS DOCUMENT 0900903039, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF N.E.A. 4; THENCE SOUTH 87 DEGREES 18 MINUTES 19 SECONDS WEST, ALONG THEN NORTH LINE OF SAID N.E.A. 4, 41.01 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID NORTH LINE AND THE CENTERLINE EXTENDED OF A PARTY WALL, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 41 MINUTES 41 SECONDS EAST, ALONG SAID CENTERLINE AND CENTERLINE EXTENDED OF A PARTY WALL, 57.00 FEET TO THE SOUTH LINE OF SAID N.E.A. 4; THENCE SOUTH 87 DEGREES 18 MINUTES 19 SECONDS WEST, ALONG SAID SOUTH LINE OF N.E.A. 4, 20.00 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID SOUTH LINE AND THE CENTERLINE EXTENDED OF A PARTY WALL; THENCE NORTH 02 DEGREES 41 MINUTES 41 SECONDS WEST, ALONG SAID CENTERLINE AND CENTERLINE EXTENDED OF A PARTY WALL, 57.00 FEET TO THE NORTH LINE OF SAID N.E.A. 4; THENCE NORTH 87 DEGREES 18 MINUTES 19 SECONDS EAST, ALONG SAID NORTH LINE, 20.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED JULY 8, 2009 AS DOCUMENT 0918931107, IN COOK COUNTY, ILLINOIS.