

# UNOFFICIAL COPY

Doc# 2321210086 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/31/2023 10:49 AM Pg: 1 of 3

Dec ID 20230601640906  
ST/CO Stamp 1-322-432-208 ST Tax \$119.00 CO Tax \$59.50

#410753926 (7 of 7)

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

ALFREDO IZAGUIRRE  
10831 S. Keating Ave, #3NE  
Oak Lawn, IL 60453

(The Above Space for Recorder's Use Only)

THE GRANTOR ALFREDO IZAGUIRRE, a married man, of 10831 S. Keating Ave, #3NE, Oak Lawn, IL 60453 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 IMAD SALEH and ALI SALEH, husband and wife, of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 24-15-308-029-1010

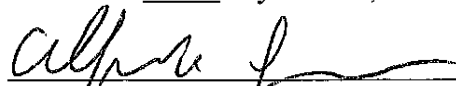
Property Address: 10831 S. Keating Ave, Unit #3NE, Oak Lawn, IL 60453

(Not Homestead Property as to Grantor).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

**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.

Dated this 15<sup>th</sup> day of June, 2023.

  
ALFREDO IZAGUIRRE

REAL ESTATE TRANSFER TAX

23-Jun-2023



COUNTY:	59.50
ILLINOIS:	119.00
TOTAL:	178.50

24-15-308-029-1010

| 20230601640906 | 1-322-432-208

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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ALFREDO IZAGUIRRE 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 he signed, sealed and delivered in the instrument as his 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 June, 2023.

  
Notary Public



THIS INSTRUMENT PREPARED BY  
Andrew Ligas  
Law Office of Andrew Ligas  
6417 West 63rd Street, Suite 200  
Chicago, IL 60638

MAIL TO:

Law Office of Samie Ata  
10320 Harlem Ave  
Palos Hills, IL 60465

SEND SUBSEQUENT TAX BILLS TO:

Imad Saleh and Ali Saleh  
10831 S. Keating Ave, Unit #3NE  
Oak Lawn, IL 60453

Village of Oak Lawn Real Estate Transfer Tax \$300 05816

Village of Oak Lawn Real Estate Transfer Tax \$200 05931

Village of Oak Lawn Real Estate Transfer Tax \$20 04290

Village of Oak Lawn Real Estate Transfer Tax \$50 07262

Village of Oak Lawn Real Estate Transfer Tax \$20 04289

Village of Oak Lawn Real Estate Transfer Tax \$5 02330

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 3NE IN 10831 KEATING CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; THE SOUTHWEST 1/4 OF LOT 3 AND THE NORTH 40 FEET OF LOT 5 IN BLOCK 15 IN FREDERICK H. BARTLETT'S HIGHWAY ACRES BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98368342 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANT RESERVES TO ITSELF. ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFITS OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANTS OF UNIT 3NE HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.