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This Document Prepared By and Mail to:

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Doc# 2322328049 Fee \$93.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2023 02:46 PM PG: 1 OF 3

After Recording, Send Tax bills To:

Farid Fatehally and
Laila Fatehally, as co-Trustees
1970 Easthaven Dr,
Buffalo Grove, IL 60089

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

The Grantors,

FARID FATEHALLY, Whose mailing address is 1970 Easthaven Dr, Buffalo Grove, IL 60089;
FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and warrant to:

FARID FATEHALLY, and LAILA FATEHALLY, as co-Trustees of FATEHALLY TRUST, U/A
dated May 15, 2023, the GRANTEE,

Whose mailing address is 1970 Easthaven Dr, Buffalo Grove, IL 60089;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 0032 IN RIVER MILL CROSSING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: ALL LOTS IN RIVER MILL CROSSINGS, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 16, 2000 AS DOCUMENT NUMBER 00446676, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number: 03-12-300-198-1012

Site Address: 776 River Walk Dr, Wheeling, IL 60090.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated May 15, 2023


FARID FATEHALLY
GRANTOR AND TRUSTEE


LAILA FATEHALLY
TRUSTEE

S Y
P 3
S Y-1
SC

REAL ESTATE TRANSFER TAX

08-Aug-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

03-12-300-198-1012

20230501634451 | 2-038-405-584



Real Estate Transfer Approved

Initials MC Date 7/5/23

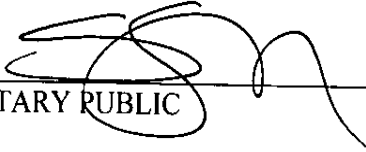
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

INTV

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STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

The foregoing instrument was acknowledged before me on May 15, 2023, by FARID FATEHALLY.




NOTARY PUBLIC

My commission expires:



“Exempt under Paragraph (e), Section 31-45;
Illinois Real Estate Transfer Tax Act”

5/15/23 By: 
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

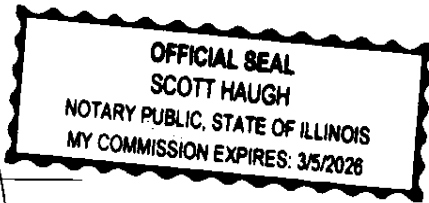
The GRANTOR (or the agent for the GRANTOR) affirm that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 15, 2023

X 
Grantor or Agent

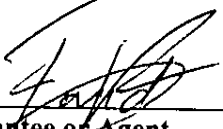
Subscribed and sworn to before me by the said Grantor, May 15, 2023.

Notary Public: 

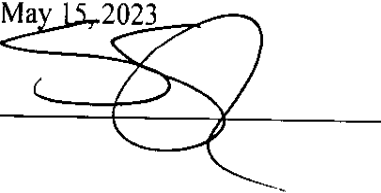


The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 15, 2023.

X 
Grantee or Agent

Subscribed and sworn to before me by the said Grantee, this May 15, 2023

Notary Public: 



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)