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WARRANTY DEED

STATE OF ILLINOIS



2326934033D

Doc# 2326934033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/26/2023 02:15 PM PG: 1 OF 5

MAIL TO:

SAM SARCIANELLI
5808 W. COLLEGE DR.
UNIT 1C
ALSIP, IL 60803

THE GRANTOR, Joudéh Investments LLC, an Illinois Limited Liability Company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and conveys and warrants to,

Sam S. Sarcinelli

REAL ESTATE TRANSFER TAX

25-Sep-2023

		COUNTY:	65.00
		ILLINOIS:	130.00
		TOTAL:	195.00

24-32-211-018-1007

| 20230901616129 | 0-851-280-848

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

(See Attached)

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

23160287 1/1

Not homestead property party.

Property Address:

12817 Carriage Ln. Unit 7 Crestwood, IL 60418 subject to: general real estate taxes for the years 2022 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

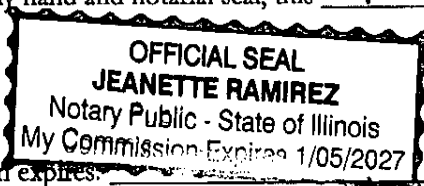
Dated: 09/21, 2023

Joudéh Investments LLC

By: Majdy Joudéh - Managing Member

State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Majdy Joudéh is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 18 day of September, 2023



My commission expires:

Notary Public

Permanent Index Number: 24-32-211-018-1007

Grantees Address:

Mail subsequent tax bills to:

PREPARED BY: IRA T. KAUFMAN-- 185 NORTH FRANKLIN, 2ND FLOOR, CHICAGO, ILLINOIS 60606

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KNOW ALL MEN
BY THESE PRESENTS


That Majdy Joudeh of Joudeh Investments LLC of the City of Chicago, County of Cook, in the State of Illinois has made, constituted and appointed, and BY THESE PRESENTS does, make, constitute and appoint Ira T. Kaufman, of the City of Chicago, County of Cook and State of Illinois true and lawful ATTORNEYS for him, and in his name, place and stead to

execute any and all documents, and conduct any

RECORDER'S STAMP

and all actions necessary for the transfer of title of 12817 Carriage Ln. Unit 7 Crestwood, IL 60418 ("the premises") giving and granting unto said ATTORNEY full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done to complete the sale of the premises, as fully, to all intents and purposes, as he might or could do if personally present at the closing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said ATTORNEY, shall lawfully do or cause to be done by virtue hereof. This power of attorney shall be valid from August 30, 2023 through September 30, 2023.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 01 day of September, 2023.

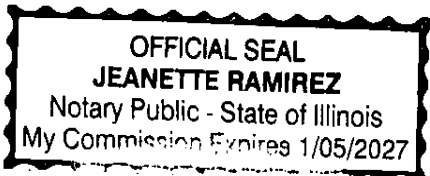


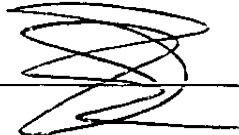
Majdy Joudeh (SEAL)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that Majdy Joudeh, is 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 his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 01 day of September, 2023.



Notary Public 

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AFFIDAVIT OF TITLE COVENANT AND WARRANTY

STATE OF ILLINOIS)
COUNTY OF COOK)

The undersigned Affiant being first duly sworn, on oath say, and also covenant and warrant to the Grantee hereinafter named: Sam S. Sarcinelli

That Affiant has an interest in the premises described below or in the proceeds thereof or is the Grantor in the deed dated September 1, 2023, to Sam S. Sarcinelli; conveying the following premises:

That no labor or material has been furnished for the premises within the last four months, that is not fully paid for in the report on title issued by First American Title Insurance Company, Affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against Affiant, nor has any judgment or decree been rendered against the Affiant within five days from the date hereof.

That the parties have no other further interest whatsoever in the premises.

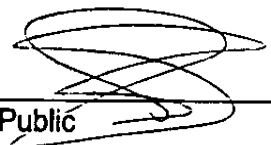
That all water, taxes, except the current bill, have been paid, and that all insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said Grantee's consummation of the purchase of the premises.

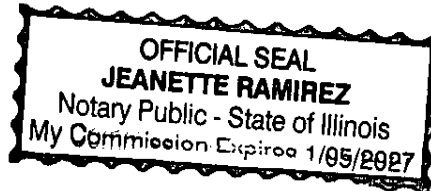
Affiant further states: Naught

By: 
Majdy Joudeh – Managing Member

Subscribed and sworn to before me this 1st day of September, 2023



Notary Public



PROPERTY ADDRESS: 12817 Carriage Ln. Unit 7 Crestwood, IL 60418
PIN NUMBER: 24-32-211-018-1007
LEGAL DESCRIPTION: See Attached

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LEGAL DESCRIPTION

UNIT 7 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 12817 CARRIAGE LANE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JANUARY 8, 2004 AS DOCUMENT NUMBER 0400831111, IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
12817 Carriage Ln Unit 7
Crestwood, IL 60418

PIN#: 24-32-211-018-1007

Property of Cook County Clerk's Office