

# UNOFFICIAL COPY

23CND570062RM  
1/1 TK RLM

Doc#: 2331306005 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2023 09:08 AM Pg: 1 of 3

Dec ID 20231101666616  
ST/CO Stamp 1-535-547-344 ST Tax \$136.00 CO Tax \$68.00

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Zubair M. Tajuddin  
Law Office of Tajuddin & Khan, PC  
450 East 22<sup>nd</sup> Street, #150  
P.O. Box 481  
Lombard, IL 60148

(Reserved for Recorders Use Only)

### MAIL REAL ESTATE TAX BILL TO:

Syed J. Ashraf and Sarfaraz Ashraf  
8656 Frontage Road  
Morton Grove, IL 60053

**THE GRANTOR: Luzbelia Escobedo Giron**, married to Augusto R. Mendez, of **850 East Old Willow Rd., Unit 105, Prospect Heights, IL 60070**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Syed J. Ashraf and Sarfaraz Ashraf**, married man, of \_\_\_\_\_, to have and to hold, as *Joint Tenants*; the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

*\*married man*

Commonly known as: **850 East Old Willow Rd., Unit 105, Prospect Heights, IL 60070**  
PIN: **03-24-202-025-1005**

Not homestead property as to spouse of Grantor, Augusto R. Mendez since 2016

**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 10 day of 31, 2023.

*Luzbelia Escobedo Giron*  
\_\_\_\_\_  
Luzbelia Escobedo Giron

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STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF COOK\_)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Luzbelia Escobedo Giron**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/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 official seal this 31<sup>st</sup> day of October, 2023.



*Elsa M Blanco*

Notary Public

**NAME AND ADDRESS OF PREPARER:**

Dickler, Kahn, Slowikowski, Zavall, Ltd.  
Attorney at Law  
85 W. Algonquin Road, Suite 420  
Arlington Heights, IL 60005

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## LEGAL DESCRIPTION

Order No.: 23CND570012RM

**For APN/Parcel ID(s): 03-24-202-025-1005**

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PARCEL 1 : UNIT NUMBER 105 IN THE OLD WILLOW FALLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 506.52 FEET OF THE WEST 1526.52 FEET OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 53 ACRES OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25090133, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS BY THE GRANT RECORDED AS DOCUMENT 18745223 IN COOK COUNTY, ILLINOIS.

Approved for Cook County Clerk's Office