

UNOFFICIAL COPY

Doc#: 2332413088 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/20/2023 10:41 AM Pg: 1 of 2

Dec ID 20231001660503
ST/CO Stamp 1-828-296-656 ST Tax \$275.00 CO Tax \$137.50

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 23160643

THIS INDENTURE WITNESSETH, that the Grantor(s), Kareem S. Taha, a married man, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Lihua Liang, a single woman of _____, the following described real estate, to-wit:

Liang

PARCEL 1:

THE WEST 21.02 FEET OF THE EAST 47.39 FEET OF A PARCEL OF LAND HEREIN DESIGNATED AS THE "BUILDING PARCEL", BEING THAT PART OF LOT 11 IN ASHFORD MANOR WEST PHASE III, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 89 DEGREES 54 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 11 FOR A DISTANCE OF 20.13 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 19.77 FEET TO THE POINT OF BEGINNING OF SAID "BUILDING PARCEL"; THENCE SOUTH 89 DEGREES 55 MINUTES 44 SECONDS EAST 136.83 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 16 SECONDS WEST 62.99 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 44 SECONDS WEST 136.83 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 16 SECONDS EAST 62.99 FEET TO THE POINT OF BEGINNING OF THE "BUILDING PARCEL"; IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASHFORD MANOR RECORDED AUGUST 31, 1995 AS DOCUMENT 95580519.

Permanent Real Estate Index Number: 27-24-111-090-0000


Address of Real Estate: 7951 160th St, Tinley Park, IL 60477

THIS IS NOT HOMESTEAD FOR SELLER.

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Subject to the following restrictions: a) all taxes and special assessments for the year 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 26th Day of October 2023.




Kareem S. Taha

STATE OF ILLINOIS)

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Kareem S. Taha, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 26th day of October 2023.



Notary Public

This Instrument was prepared by:

Zayyad Law Offices, PC
11555 S Harlem Ave, Suite C
Worth IL 60482

REAL ESTATE TRANSFER TAX		06-NOV-2023
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50
27-24-111-090-0000		20231001660503 1-828-296-656

Future Tax Bills to:
~~LIHUA LANG~~ Liang
7951 160th St.
Tinley Park, IL 60477

After recording return document to:
Law Office of Roger Tsang
2912 South Wentworth Ave.
Chicago, IL 60616