

UNOFFICIAL COPY

Doc#: 2335641011 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2023 09:48 AM Pg: 1 of 3

Dec ID 20231201692914
ST/CO Stamp 1-151-410-224 ST Tax \$575.00 CO Tax \$287.50
City Stamp 0-878-125-104 City Tax: \$6,037.50

PT23 - 96684

1 of 2

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS

The Salah 2004 Family Trust dated January 15, 2004 of 1209 W. Lexington Street, Chicago IL 60607

(The Above Space for Recorder's Use Only)

THE GRANTORS The Salah 2004 Family Trust dated January 15, 2004, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Nicholas Oberhelman and Ariana Oberhelman, husband and wife, as tenants by the entirety, of 1209 W. Lexington Street, Chicago, IL 60607, 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): 17-17-314-011-0000

Property Address: 1209 W. Lexington Street, Chicago IL 60607

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

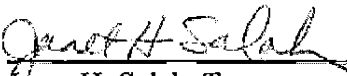
SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 8th day of Dec., 2023.



Sami B. Salah, Trustee

Dated this 8th day of Dec., 2023.



Janet H. Salah, Trustee

PROPER TITLE, LLC

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CA
STATE OF ~~ILLINOIS~~)
Santa Clara) SS,
COUNTY OF ~~COOK~~)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sami B. Salah and Janet H. Salah personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as 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 8 day of December, 2023.



Satish Paul
Notary Public

THIS INSTRUMENT PREPARED BY

Deepa Kuchipudi
212 Eastern Avenue
Clarendon Hills IL 60514

MAIL TO:

Nicholas Oberhelman
Ariana Oberhelman
1209 W. Lexington Street
Chicago IL 60607

SEND SUBSEQUENT TAX BILLS TO:

Nicholas Oberhelman
Ariana Oberhelman
1209 W. Lexington Street
Chicago IL 60607

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"Exhibit A - Legal Description"

Parcel 1:

That part of Lots 1, 2, 3, 4 and 5 in the Resubdivision of Lots 5, 6, 7 and 8 in Block 7 in Vernon Park Addition to Chicago, being a subdivision of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, also Lots 1, 2, 3 and 4 in Block 7 in Vernon Park Addition to Chicago, being a subdivision of Blocks 38, 39, 44 and 45 in Canal Trustees' Subdivision of the West 1/2 of the West 1/2 of the Northeast 1/4 of aforesaid Section 17 and the North 48.25 feet of vacated Polk Street and the park lying South of aforesaid Block 7 together with the vacated East 10.0 feet of Lytle Street lying South of adjoining both the North 48.25 feet of vacated Polk Street and the park and Lot 1 in the resubdivision of Lots 5, 6, 7 and 8 of aforesaid Block 7 as the same was vacated by Ordinance dated February 1, 1961 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, March 24, 1961 as Document Number 18117805, also the vacated 20 foot alley lying East of and adjoining Lot 5 in the Resubdivision of Lots 5, 6, 7 and 8 in aforesaid Block 7, in Cook County, Illinois, described as follows:

Beginning at a point on the North line of the above described parcel, 176.86 feet East of the Northwest corner; thereof; thence North 90 degrees, 00 minutes, 00 seconds East along said North line, 18.0 feet; thence South 00 degrees, 00 minutes, 00 seconds East, 73.25 feet; thence South 90 degrees, 00 minutes, 00 seconds West; 18.0 feet; thence North 00 degrees, 00 minutes, 00 seconds West; 73.25 feet to the place of beginning.

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 over the North 15.5 feet of the property comprising the Columbus on the Park Condominium as created by Declaration recorded as Document 98025739, as set forth in the Columbus on the Park Declaration of Easements and Restrictions recorded January 9, 1998 as Document Number 98025738.

Parcel 3:

Easement for ingress and egress for the benefit of Parcel 1, as set forth in Declaration of Covenants, Conditions, Restrictions and Easements for Columbus on the Park Townhome Homeowners Association recorded July 30, 1998 as Document 98668512.