

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2403341245 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2024 03:27 PM Pg: 1 of 2

Dec ID 20240101622806
ST/CO Stamp 1-024-089-136 ST Tax \$120.00 CO Tax \$60.00

1062

(This space is for recorder's use only)

THE GRANTOR, Mohammad Athar Iqbal, married to Quazi Warisha Ahmed, of the County of Cook, State of Illinois for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable considerations in hand paid, CONVEY and WARRANT to:

Zamir U. Muhammad and Talat Zamiruddin, Husband and Wife, 14814 Landings Lane, Oak Forest, Illinois 60452, Zamiruddin

to have and to hold the following described Real Estate situated in the County of Cook in the State of Illinois, not as tenants in common, nor as joint tenants with a right of survivorship, but as tenants by the entirety, to wit:

UNIT 2-D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TIFFANY PARK CONDOMINIUM NUMBER 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22211890, AS MODIFIED BY DOCUMENT NUMBERS 22512663, 96616039, 96616040, 96733123, AND 96822839, IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7121 LAVERNE LANE, UNIT 2D, TINLEY PARK, ILLINOIS 60477

PERMANENT REAL ESTATE INDEX NUMBER: 28-19-306-014-1007

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, not as tenants in common, nor as joint tenants with a right of survivorship, but as tenants by the entirety, forever.

SUBJECT TO: General taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

DATED: January 29, 2024.

Mohammad Athar Iqbal
Mohammad Athar Iqbal

Quazi Warisha Ahmed
Quazi Warisha Ahmed, signing solely
to waive homestead rights

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State of Illinois,
County of Cook, ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mohammad Athar Iqbal and Quazi Warisha Ahmed 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 the said 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 official seal on Jan. 29, 2024.

Commission expires: 04/28/24

Monika G Galica
NOTARY PUBLIC



Mail Deed:

Andrew Costa
Attorney at Law
14919 Founders Crossing
Homer Glen, IL 60491

Send Tax Bill:

Zamir U. Muhammad
Talat Zamirruddin
7121 Laverne Lane, Unit 2D
Tinley Park, IL 60477