## UNOFFICIAL COPY

### WARRANTY DEED

### **AFTER RECORDING MAIL TO:**

Thomas Abraham and Annamma Thomas 8900 David Place, Unit 1A, Des Plaines, IL 60016

### MAIL REAL ESTATE TAX BILL TO:

Thomas Abruham and Annamma Thomas 8900 David Mage, Unit 1A, Des Plaines, J. 39016

Doc#. 2403741147 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 02/06/2024 12:18 PM Pg: 1 of 4

Dec ID 20240101613325

(Reserved for Recorders Use Only)

THE GRANTOR: Febin Kizhakkethengolil Thomas, a married person and Thomas Abraham and Annamma Thomas, husband and wife, of 8900 David Place, Unit 1A, Des Plaines, IL 60016, 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 Thomas Abraham and Annamma Thomas, husband and wife, of 8900 David Place, Unit 1A, Des Plaines, IL 60016 to have and to hold as Tanants by the Entirety, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

8900 David Place, Unit 1/4, Des Plaines, IL 60016

PIN:

09-10-401-085-1001

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 outliding 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.

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tag.

| 1 - 116 - 202

# **UNOFFICIAL COPY**

DATED this 15th day of MANJART	, 2024.
rebit.	Skomm.
Febin Kizhakkethengolil Thomas	Thomas Abraham
Minerona	
Annamina Thomas	
STATE OF	
COUNTY OF COOK )SS	
I, the undersigned, a Notary Public, in and for the CERTIFY, that <b>Febin Kizhakkethenge!! Thomas</b> , personally known to me to be the same foregoing instrument, appeared before me this dihe/she signed and delivered the said instrument and purposes therein set forth, including the rele	as, Thomas Abraham and Annamma e person whose name is subscribed to the ay in person and individually acknowledged that as his/her free and voluntary act for the uses
Given under my hand and official seal this <u>15</u>	day of 720 UAR 7 , 2024.
	Notary Public
NAME AND ADDRESS OF PREPARER: James Vachachira Attorney at Law 834 E. Rand Rd., Suite 3 Mt. Prospect, IL 60056	SWA GASIENICA UFFICIAL SEAL Notary Public, State of Illinois My Con mission Expires December 0%, 2026
For State and County:	
Exempt under provisions of Paragraph <u>E</u> , Section 31-45, Real Estate Transfer Tax Act. 01-15-24 Dated: Signature:UbJ	

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### LEGAL DESCRIPTION:

PARCEL 1: UNIT NO. 101A, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS "PARCEL")

THAT PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF SECTION 10, THENCE NORTH 522.55 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE WEST 565.50 FEET ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST QUARTER, TO THE POINT OF BEGINNING OF THE HEREIN! DESCRIBED TRACT OF LAND; THENCE CONTINUING WEST 73.51 FEET ALONG THE WESTERLY EXENSION OF SAID PERPENDICULAR LINE; THENCE NORTH 184.96 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER; THENCE EAST 73.51FEET ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 184.96 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 184.96 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER, TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLAPATION OF THE CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COURTLAND SQUARER CONDOMINIUM BUILDING NO. 29 MADE BY HAKRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEEQUARY 28, 1979 AND KNOWN AS TRUST NO. 39321, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 25053461, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY)

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## **UNOFFICIAL COPY**

### **GRANTOR/GRANTEE STATEMENT**

The Grantor of his Agent affirms that, to the best of his knowledge, the name of the Grantor shown o the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

illinois.	
Dated January 15 , 2	0 <u>24</u>
000	Signature: Grantor of Agent
Subscribed and sworn to before me	Grando O. Prigorio
This 15th day of January 2024  Notary Public	MIGUEL A. ELLIS OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires
	June 22, 2024

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a and trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person an authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 15 , 2024

Signature: Grantee or Agent

Subscribed and sworn to before me

This 15th day of January 72024

Notary Public\_

MIGUEL A. ELLIS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 22, 2024
ISE Statement

NOTE: Any person who knowingly submits a false statement constraints the identity of a Grantee shall be guilty of a Class C. misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.