

UNOFFICIAL COPY

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

WARRANTY DEED

AFTER RECORDING MAIL TO:

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

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

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

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 Tenants 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 1A, 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 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.

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

Maria O. Yarbrough 1-16-2024

City of Des Plaines

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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 EXTENSION 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 73.51 FEET 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, TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF THE CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COURTLAND SQUARE CONDOMINIUM BUILDING NO. 29 MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 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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GRANTOR/GRANTEE STATEMENT

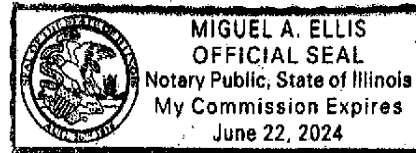
The Grantor of his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated January 15, 2024

Signature: [Handwritten Signature]
Grantor or **Agent**

Subscribed and sworn to before me
This 15th day of January, 2024

Notary Public [Handwritten Signature]



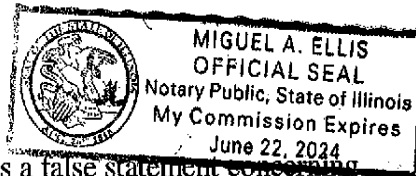
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated January 15, 2024

Signature: [Handwritten Signature]
Grantee or **Agent**

Subscribed and sworn to before me
This 15th day of January, 2024

Notary Public [Handwritten Signature]



NOTE: Any person who knowingly submits a false statement concerning 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.