

UNOFFICIAL COPY

773713 1 of 1

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Rafaela Moreno and Mayra Moreno
2033 South 11th Avenue
Maywood, IL 60153

(Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602)



Doc# 2404428005 Fee \$38.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/13/2024 10:10 AM PG: 1 OF 4

RM

(The Above Space for Recorder's Use Only)

THE GRANTORS Rafaela Moreno and Mayra Moreno, ^{* AMMENDED person} of 2033 South 11th Avenue, Maywood, IL 60153 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 Janabi Realty Group, ^{* A SINGLE PERSON MM} a Corporation licensed to conduct business in Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: ^{* LLC}

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-19-410-042-1010

Property Address: 6645 19th Street, 2W, Berwyn, IL 60402

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.

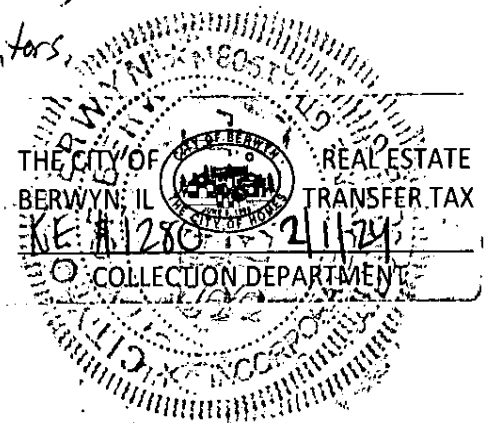
Dated this 30 day of Jan, 2024.

Rafaela Moreno
Rafaela Moreno

Mayra Moreno
Mayra Moreno

3 Yat
2 Yat
S 1
SC Y
INT Y

RM
MM
This property is not homestead as to the Grantors.




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STATE OF ILLINOIS)
) SS,
COUNTY OF *Cook*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rafaela Moreno and Mayra Moreno 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.

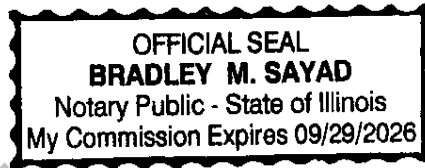
Given under my hand and notarial seal, this 30th day of Jan, 2024.



Notary Public

Affix Notary Stamp Hereto:

THIS INSTRUMENT PREPARED BY
Bradley M. Sayad
Sayad Law Group, Ltd.
450 E 22nd St., Suite 176
Lombard, IL 60148



MAIL TO:

~~Nader Zughayer~~
Janabi Realty Group
1301 W 54th St
Lagrange IL 60525

SEND SUBSEQUENT TAX BILLS TO:

Janabi Realty Group
6645 19th Street 1301 W 54th St.
2W
Berwyn, IL 60402 Lagrange IL 60525

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Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

File No.: 773713

EXHIBIT A

The Land is described as follows:

UNIT NUMBER 6645-2W IN 6643-6645 WEST 19TH STREET CONDOMINIUM CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 22 IN BLOCK 11 IN WALTER G. MCINTOSH'S METROPOLITAN ELEVATED SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 18, 2006 AS DOCUMENT NUMBER 0638316077; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

16.19.410.042.1010 (A)

Property of Cook County Clerk's Office

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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REAL ESTATE TRANSFER TAX

08-Feb-2024



COUNTY:	64.00
ILLINOIS:	128.00
TOTAL:	192.00

16-19-410-042-1010

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1-338-031-152