

# UNOFFICIAL COPY

## WARRANTY DEED (Joint Tenancy)

Doc# 2405906280 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/28/2024 02:20 PM Pg: 1 of 2

### AFTER RECORDING, RETURN TO:

Sabrina Omari  
17754 Tulip Ln.  
Tinley Park, IL 60477

Dec ID 20240201633175  
ST/CO Stamp 1-605-923-376 ST Tax \$470.00 CO Tax \$235.00

### MAIL TAX BILL TO:

Sabrina Omari  
17754 Tulip Ln.  
Tinley Park, IL 60477

THE GRANTORS, **James G. Dykstra and Lynell Dykstra, husband and wife**, of the Village of Tinley Park, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid and other good and valuable consideration, CONVEY and WARRANT to:

**Waal M. Omari and Ghada Omari, husband and wife, and Sabrina Waal Omari,**  
not as tenants in common, but as Joint Tenants with Full Rights of Survivorship,  
16442 Haven Avenue, Orland Hills, IL 60487

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**Lot 119 in Timbers Edge Unit III, being a subdivision of the West 1/2 of the Northeast 1/4 (except the East 215 feet thereof) of Section 35, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.**

Permanent Index Number: **27-35-223-029-0000**

Property Address: **17754 Tulip Lane, Tinley Park, IL 60477**

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 in tenancy in common, but in joint tenancy forever.

Subject to general real estate taxes for 2023 and subsequent years and all easements, covenants, conditions and restrictions of record.

**UNOFFICIAL COPY**Dated this 20th day of February, 2024.

  
James G. Dykstra

  
Lynell Dykstra

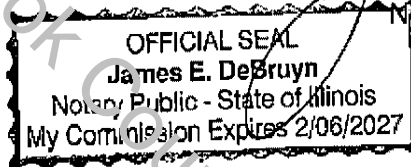
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )


I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **James G. Dykstra and Lynell Dykstra, husband and wife**, 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, this 20th day of February, 2024.

This Instrument Prepared By:

James E. DeBruyn, Attorney  
DeBruyn, Taylor and DeBruyn Ltd.  
15252 S. Harlem Avenue  
Orland Park, IL 60462



  
Notary Public

County Clerk's Office