

UNOFFICIAL COPY

Mail to:

~~Nawal Abuheid~~
~~Attorney-at-Law~~
~~6854 W. 111th Street~~
~~Worth, IL 60482~~

Mohammad Hussein
7434 W. 153rd St.
Unit 3
Orland Park, IL 60462

Doc#. 2406707061 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM Pg: 1 of 2

Doc ID 20240201639231

ST/Co Stamp 1-867-625-008 ST Tax \$210.00 CO Tax \$105.00

Send Subsequent Tax Bills To:

Mohammad Hussein
7434 W. 153rd Street, Unit #3
Orland Park, IL 60462

TRUSTEE'S DEED

THE GRANTOR, ~~MARYLOU FREEMAN~~, as **Successor Trustee of THE KELLY D. WIRTZ 2023 TRUST DATED MAY 18, 2023** of 12557 S. Mason Avenue, Alsip, IL 60803, for and in consideration of Ten and no/100 (10.00) Dollars. and for other good and valuable consideration in hand paid, does hereby CONVEY and WARRANT to **MOHAMMAD HUSSEIN**, ~~a married man~~, of 14316 Maycliff Drive, Orland Park, Illinois, 60462, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*an unmarried man

PARCEL 1:

UNIT NUMBER 7434-3, IN 7432-38 WEST 153RD STREET CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 19 IN HERITAGE MANOR, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 1976 AS DOCUMENT NO. 23693903, DESCRIBED AS FOLLOWINGS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 19, 300.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 68.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 39.63 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 109.70 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST, 42.88 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST 141.55 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LOT 19; THENCE NORTH 89 DEGREES 56 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE OF LOT 19, 1.22 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS EAST, 118.98 FEET; THENCE NORTH 62 DEGREES 08 MINUTES 44 SECONDS EAST, 62.26 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS EAST, 170.92 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST ALONG SAID NORTH LINE OF LOT 19, 129.47 FEET TO THE POINT OF BEGINNING. EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25951175 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED NOVEMBER 13, 1978 AS DOCUMENT 24715343, JANUARY 23, 1979 AS DOCUMENT 24811733 AND JANUARY 4, 1980 AS DOCUMENT 25306318 IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING GARAGE 7434-3G, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25951175, ALL IN COOK COUNTY, ILLINOIS.

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 forever.

Subject to: Conditions, restrictions, covenants and easements of record, easement for public utilities, if any; zoning and building laws and ordinances; and general real estate taxes for the year 2023 and subsequent years.

P.I.N.: 27-13-204-026-1006

Address(es) of Real Estate: 7434 W. 153rd Street, Unit #3, Orland Park, IL 60462

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Successor Trustee by the terms of said trust agreement above mentioned.

DATED this 19 day of February, 2024

Marylou Freeman

Marylou Freeman, as Successor Trustee

I, the undersigned, a Notary Public, of the *State of Illinois, County of Will*, DO HEREBY CERTIFY that, **MARYLOU FREEMAN**, as **Successor Trustee of THE KELLY D. WIRTZ 2023 TRUST** dated **MAY 18, 2024** 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 acknowledge that she signed, sealed and delivered the said instrument as her 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 19 day of February, 2024

Patrick S. Sullivan

Notary Public



This instrument was prepared by: PATRICK S. SULLIVAN: FRANKFORT LAW GROUP
10075 W. Lincoln Hwy., Frankfort, IL 60423 (708)349-9333