

UNOFFICIAL COPY

LTS-1027954 #1 of 2

WARRANTY DEED

Statutory
(Illinois)

Return to:
Lakeland Title Services
1000 Iniquis Ave. Ste 1.
Lakeland, IL 60603

Doc#: 2407520610 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/15/2024 4:15 PM Pg: 1 of 3

Mail to:
The Shimotake Law Firm, LLC
1 South Dearborn Street
20th Floor
Chicago, IL 60603

Name & address of taxpayer:
Brian Chavers
15223 University Avenue
Dolton, IL 60419

THE GRANTOR, Nazneen Agha Estates, LLC, of South Barrington, Illinois a limited liability company, created and existing under and by the virtue of the laws of the State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Members of said limited liability company

CONVEY AND WARRANT to Brian Chavers, an unmarried man, of 11357 South Eggleston Ave., Dolton, IL 60628, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See attached legal description attached hereto as Exhibit "A" made a part hereof as though fully set forth.

NON-HOMESTEAD PROPERTY

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 in fee simple forever.

Permanent index number(s): 29-11-315-053-0000
Property address: 15223 University Avenue, Dolton, IL 60419
DATED this 6th day of March, 2024.

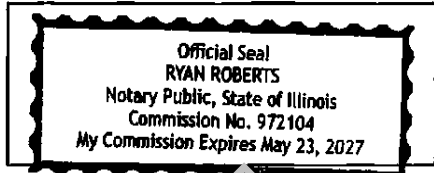
VILLAGE OF DOLTON	No. 27145
WATER / REAL PROPERTY TRANSFER TAX	
ADDRESS 15223 University	
ISSUE 3-7-24	EXPIRED 11-7-24
AMT 50.00	
TYPE Warranty	Malden


Michael Okoye, Authorized Agent
Nazneen Agha Estates, LLC

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WARRANTY DEED Statutory (Illinois)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Okoye, Authorized Agent of Nazneen Agha Estates, LLC



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and the person acknowledged it signed, sealed and delivered the instrument as its free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 16th day of March, 2024.

Commission expires May 23, 2027





Notary Public

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Brenda L. Murzyn, Attorney at Law
1300 Iroquois Avenue, Suite 125
Naperville, IL 60563

REAL ESTATE TRANSFER TAX		12-Mar-2024
	COUNTY:	78.00
	ILLINOIS:	156.00
	TOTAL:	234.00
29-11-315-053-0000		20240301647467 1-470-667-312

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29-11-315-053-0000

THE SOUTH 5 FEET OF LOT 16, 17 AND LOT 18 IN BLOCK 7 IN CALUMET TERRACE, A SUBDIVISION OF LOTS 2 TO 8 (INCLUSIVE) IN A SUBDIVISION OF THE NORTH 515.10 FEET OF THE WEST 340.89 FEET OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE EAST 1064.5 FEET OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RAILROAD (EXCEPTING THEREFROM THE WEST 75 FEET OF THE NORTH 290.4 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1925 AS DOCUMENT 270260, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office