

WARRANTY DEED

UNOFFICIAL COPY

THE GRANTOR: LUIS MOLINA, divorced and not since remarried, of the Village of Oak Lawn, in the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

\* NADIA WAZWAZ, AN UNMARRIED PERSON AND TARIQ A-HAMMAD, AN UNMARRIED PERSON of 8646 Newland Avenue, Apartment 2N, Burbank, Illinois 60459 \*Hanna, all interest in the following described real estate situated in Cook County, Illinois, commonly known as 7100 W. 95th Street, Unit 209, Oak Lawn, Illinois 60453, legally described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

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 real estate not as Tenants in Common but as joint tenants forever.

Permanent Real Estate Index Number: 14-06-301-045-1023

Address of Real Estate: 7100 W. 95th Street, Unit 209, Oak Lawn, Illinois 60453

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 as of March 8, 2024; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments, public and utility easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after March 8, 2024, 2024 of general assessments established pursuant to the Declaration/CCRs.

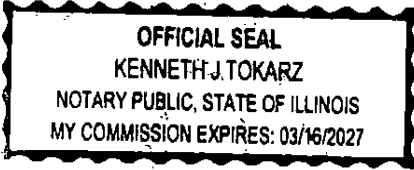
Dated this 24 day of February, 2024.

X [Signature] LUIS MOLINA

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LUIS MOLINA, divorced and not since remarried, 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 acknowledged that he signed, sealed and delivered the said instrument as his 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 24 day of February, 2024.

Commission expires: 3-16-27 [Signature] Notary Public



Doc# 2408008019 Fee \$88.00 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE DATE: 3/20/2024 11:59 AM PAGE: 1 OF 3

24162972 1/2 Old Republic Title 9601 Southwest Highway Oak Lawn, IL 60453

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This instrument was prepared by: **AUDREY KIES TOKARZ**  
Attorney at Law  
14007 S. Bell Road, Suite 219  
Homer Glen, Illinois 60491

Mail to:  
Nadia Wazwaz & Tariq Hammad  
7100 W. 95th St. Unit 209  
Oak Lawn, IL 60453



Send Subsequent Tax Bills to:  
Nadia Wazwaz & Tariq Hammad  
7100 W. 95th St. Unit 209  
Oak Lawn, IL 60453

Village of Oak Lawn Real Estate Transfer Tax \$500 06795

Village of Oak Lawn Real Estate Transfer Tax \$300 06059

Village of Oak Lawn Real Estate Transfer Tax \$25 06178

Village of Oak Lawn Real Estate Transfer Tax \$20 04435

REAL ESTATE TRANSFER TAX		18-Mar-2024
		COUNTY: 84.50
		ILLINOIS: 169.00
		TOTAL: 253.50
24-06-301-045-1023		20240201641099   1-330-513-456

Property of Cook County Clerk's Office

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**LEGAL DESCRIPTION  
FOR  
7100 W. 95<sup>TH</sup> STREET, UNIT 209, OAK LAWN, ILLINOIS 60453**

UNIT 209 AS DELINEATED AND DEFINED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 IN CAGO DEVELOPMENT, 95<sup>TH</sup> STREET AND NOTTINGHAM AVENUE  
SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF  
SECTION 6, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL  
MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY THE  
FIRST NATIONAL BANK OF EVERGREEN PARK AS TRUSTEE UNDER TRUST NO. 2577  
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS,  
AS DOCUMENT NO. 22785882; TOGETHER WITH ITS UNDIVIDED PERCENTAGE  
INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION IN  
COOK COUNTY, ILLINOIS.

Property Address: 7100 W. 95<sup>TH</sup> STREET, UNIT 209, OAK LAWN, ILLINOIS 60453

PIN Number: 24-06-301-045-1023

Property of Cook County Clerk's Office