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1 of 2

773 935

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Emad Haddad
9831 Nottingham Avenue
Unit 13
Chicago Ridge, IL 60415

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



Doc# 2408023047 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/20/2024 12:10 PM
PAGE: 1 OF 5

(The Above Space for Recorder's Use Only)

✓ THE GRANTOR Emad Haddad, a married man, of 9831 Nottingham Avenue, Unit 13, Chicago Ridge, IL 60415 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Jose Padilla, a single man, of 8701 80th Court, Unit 9, Hickory Hills, IL 60457, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

✓ Permanent Index Number(s): 24-07-113-028-1013

✓ Property Address: 9831 Nottingham Avenue, Unit 13, Chicago Ridge, IL 60415

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 17 day of MARCH 2024.

Emad Haddad

Nabila Mousa Haddad, sole purpose of waiving homestead rights

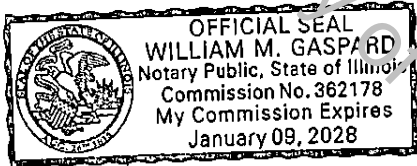
S ✓
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INT ✓

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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 Emad Haddad and Nabila Mousa Haddad 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 in the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of home read.

Given under my hand and notarial seal, this 17 day of MARCH, 2024.



[Handwritten Signature]

Notary Public

THIS INSTRUMENT PREPARED BY
David R Sweis
Sweis Law Firm PC
819 E. St Charles Road, Suite A
Lombard, IL 60148

WMC

MAIL TO:

~~Garza Law LLC
1446 West 18th Street
Chicago, IL 60608~~

*Jose Padilla
9831 Nottingham Avenue
Unit 13
Chicago Ridge, IL 60415*

SEND SUBSEQUENT TAX BILLS TO:

Jose Padilla
9831 Nottingham Avenue
Unit 13
Chicago Ridge, IL 60415

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LEGAL DESCRIPTION

[This page is not part of official statutory form. It is only for the Agent's use in recording this form when necessary for Real Estate Transactions.]

~~UNIT 13 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WESTRIDGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22615048, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~ *See Attached (R)*

TAX PARCEL NUMBER: 24-07-113-028-1013

Common Address: 9831 Nottingham Ave Unit 13 Chicago Ridge, IL 60415

[The name and address of the person preparing this form should be inserted if the Agent will have the power to convey any interest in Real Estate.

This instrument was prepared by:
David Sweis, Esq.
Sweis Law Firm, P.C.
819 E St Charles Rd Ste A
Lombard, IL 60148

Recorder-mail recorded document to:

~~David Sweis, Esq.
Sweis Law Firm, P.C.
819 E St Charles Rd Ste A
Lombard, IL 60148~~

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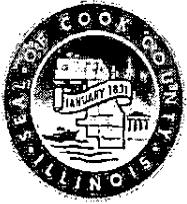
*Jose Padilla
9831 Nottingham Ave
Unit 13
Chicago Ridge, IL 60415*

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REAL ESTATE TRANSFER TAX

15-Mar-2024



COUNTY:	82.50
ILLINOIS:	165.00
TOTAL:	247.50

24-07-113-028-1013

| 20240301649202 | 1-955-052-080

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

File No.: 773935

EXHIBIT A

The Land is described as follows:

UNIT 13 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WESTRIDGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22615048, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

24-07-113-028-1013 ⓐ

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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