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WARRANTY DEED ILLINOIS STATUTORY

Doc#, 2409202004 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/1/2024 9:21 AM Pg: 1 of 2

Dec ID 20240301653640

ST/Co Stamp 1-984-960-048 ST Tax \$516.00 CO Tax \$258.00

(The Above Space for Recorder's Use Only)

CO CONTRACTOR THE GRANTOR Georgina Eveline Hansell, as Trustee of the Georgina Eveline Hansell 2022 Trust under Declaration of Trust dated March 2, 2022, of 4945 Dukesberry Ln, Hoffman Estates, IL 60010, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in pand paid, CONVEYS AND WARRANTS to Arslan Kabulniyazov, and , of 3865 Winston Drive, Hoffman Estates, IL 60192, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

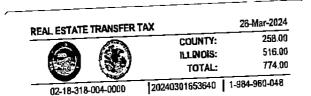
*Irada Kabulniyazova, husband and wife as Tenarks by LOT 4 IN BLOCK 6 IN HIGHLAND WOODS UNIT TWO, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK YOUTH COUNTY, ILLINOIS.

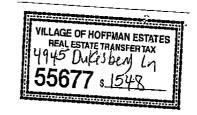
Permanent Index Number(s): 02-18-318-004-0000

Property Address: 4945 Dukesberry Lane, Hoffman Estates, IL 60010

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Lavs 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.





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Dated this <u>e13</u> day of Marcu	, <u>2024</u> .
Georgina E. Dan Sell Georgina Eveline Hansell, Trustee Georgina Eveline Hansell 2022 Trust under le	Declaration of Trust dated Monch 2: 2022
Georgina Eveline Hansell, personally knowsubscribed to the foregoing instrument, appearant she signed, sealed and delivered in the i	said County, in the State aforesaid, CERTIFY THAT wn to me to be the same person whose name is ared before me this day in person, and acknowledged instrument as her free and voluntary act, for the uses release and waiver of the right of homestead.
Given under my hand and not rial se	Aday of MANN , 2024. Courtey Public Official Seal Courtney Kropf Notary Public State of Illinols My Commission Expires 10/5/2026
THIS INSTRUMENT PREPARED BY Thomas E Haught Gardi, Haught, Fischer & Bhosale, Ltd. 939 Plum Grove Road, Suite C Schaumburg, IL 60173	T'S OFFICE
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Jakubco Richards & Jakubco P.C.	Arslan Kabulniyazov

2224 W. Irving Park Rd. Chicago, IL 60618

Arslan Kabulniyazov 4945 Dukesberry Lane Hoffman Estates, IL 60010