

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY:

Amy S. Ezeldin
Ezeldin Law Firm, P.C.
10125 S. Roberts Rd., Ste 101
Palos Hills, IL 60465

Doc#: 2409324309 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/2/2024 3:56 PM Pg: 1 of 3

Doc ID 20240301666013

ST/Co Stamp 0-020-887-088 ST Tax \$237.50 CO Tax \$118.75

MAIL TAX BILLS TO: ^{Grantees} ~~Address~~

Gloria J. Flathom
10720 S. Washington St,
Unit 201
Oak Lawn, IL 60453

RETURN RECORDED DEED TO:

Gloria J. Flathom
10720 S. Washington St
Unit 201
Oak Lawn, IL 60453

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Muad Mused, a married man of the Village of Oak Lawn, County of Cook, State of Illinois for and in consideration of (\$10.00, TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid,

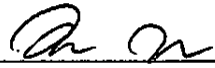
CONVEYS and WARRANTS to the GRANTEE(S), Gloria J. Flathom, ^{J.} trustee of the ~~woman of~~ Gloria J. Flathom Revocable Living Trust *, to have and to hold in fee simple the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
* dated March 6, 2007

See attached legal description.

Commonly Known As: 10720 S. Washington St., Unit 201, Oak Lawn, IL 60453
P.I.N. 24-16-301-047-1022

SUBJECT TO: Taxes for the year 2023 and subsequent years; easements of record and party-walls and party-wall agreements, if any; building, building line and use or occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; and roads, highways, streets, and alleys, if any. This is not a homestead property. **THIS IS NOT HOMESTEAD PROPERTY.**

Dated this 09 day of FEBRUARY 2024.


Muad Mused

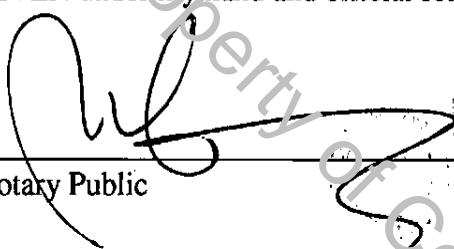
FIRST AMERICAN TITLE
FILE # AF1041459

UNOFFICIAL COPY

STATE OF Florida)
COUNTY OF Providence) SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **Muad Mused**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 9 day of February 2024.



Notary Public

Village of Oak Lawn Real Estate Transfer Tax \$1000 05774

Village of Oak Lawn Real Estate Transfer Tax \$100 04541

Village of Oak Lawn Real Estate Transfer Tax \$50 07590

Village of Oak Lawn Real Estate Transfer Tax \$20 04445

Village of Oak Lawn Real Estate Transfer Tax \$20 04444

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1: Unit 10720-201 in EAGLE RIDGE II CONDOMINIUM, as delineated on a survey of the following described of the following described real estate: part of Lot 1 in EAGLE RIDGE SUBDIVISION PHASE ONE being a subdivision of part of the Southwest 1/4 of Section 16, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as exhibit "A" to the Declaration of Condominium recorded as Document No. 0020706443; together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of the Parking Space "C" as a limited common element as delineated on the survey attached to the declaration aforesaid recorded as Document No. 0020706443, in Cook County, Illinois.

Permanent Index #'s: 24-16-301-047-1022 (Vol. 244)

Property Address: 10720 South Washington Street 201, Oak Lawn, Illinois 60453

Property of Cook County Clerk's Office