

UNOFFICIAL COPY

Doc#: 2410624500 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/15/2024 2:10 PM Pg: 1 of 5

Dec ID 20240301665137

ST/Co Stamp 0-521-874-992 ST Tax \$275.00 CO Tax \$137.50

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 24163323 ^{1/3}

THIS INDENTURE WITNESSETH, that the Grantor(s), Deeb Ata, a married man, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Daniel C. Ance, a single man, of 867 Benedetti Drive, unit 101, Naperville, Illinois, the following described real estate, to-wit:

PARCEL ONE:

THE SOUTH 24.00 FEET OF THE NORTH 62.67 FEET OF AREA NO. 1 IN LOT 1 OF PALOS RIVIERA UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL TWO:


EASEMENTS TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF PALOS RIVIERA UNIT NO. 1, RECORDED JULY 31, 1968 AS DOCUMENT NO. 20569081 FOR INGRESS AND EGRESS.

Permanent Real Estate Index Number: 23-23-101-085-0000

Address of Real Estate: 10 Cour D' Alene, Palos Hills, IL 60465

Subject to the following restrictions: a) all taxes and special assessments for the year ^(2ND INSTALLMENT) 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 28 Day of March, 2024


Deeb Ata

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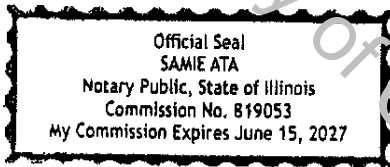
STATE OF Illinois)

COUNTY OF Cook)

SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Deeb Ata, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 Notarial Seal this 28 day of March, 2024.



[Signature]
Notary Public

This Instrument was prepared by:
Samie Ata
10320 S Harlem Ave
Palos Hills IL 60465

Future Tax Bills to:
DANIEL C. ANCE
10 COUR D'ALENE
PALOS HILLS, IL 60465

After recording return document to:
JEFFREY MARIS
3350 SALT CREEK LN #105
ARLINGTON HEIGHTS, IL
60005

REAL ESTATE TRANSFER TAX

09-Apr-2024



COUNTY:	137.50
ILLINOIS:	275.00
TOTAL:	412.50

23-23-101-085-0000

| 20240301665137 | 0-521-874-992

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AFFIDAVIT OF TITLE

State of Illinois)
 County of Cook)ss

The undersigned affiant, being first duly sworn on oath says and also covenants with and warrants to the grantee hereinafter named:

That affiant has an interest in the premises described and attached hereto or in the proceeds thereof or is the grantor in the deed dated March 28, 2024 to Daniel C. Ance, grantee(s), conveying the premises described below

PARCEL ONE:

THE SOUTH 24.00 FEET OF THE NORTH 62.67 FEET OF AREA NO. 1 IN LOT 1 OF PALOS RIVIERA UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

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Permanent Real Estate Index Number(s) 23-23-101-085-0000
 Address of Real Estate: 10 Cour D' Alene, Palos Hills, IL 60465

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

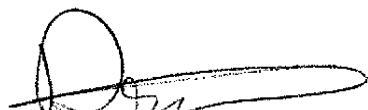
That since the title date of March 11, 2024, in the report on title issued by Old Republic National Title Insurance Company, affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment nor other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from, to , and not for any longer term, and have no other or further interest whatsoever in premises.

That all water taxes, except current bill, have been paid.

That this instrument is made to induce, and in consideration of, the said grantee's consummating the purchase of the premises

AFFIANT FURTHER SAYETH NAUGHT.

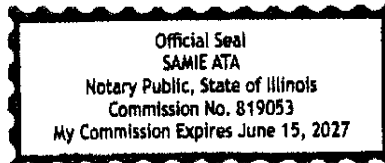


 Deeb Ata

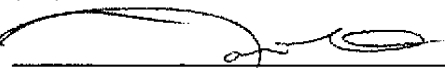
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SUBSCRIBED AND SWORN to before me this

27 day of March, 2024



(seal)



Notary Public

Property of Cook County Clerk's Office

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BILL OF SALE

Deeb Ata, Seller, of the City of Tinley Park, IL in consideration of ten dollars, receipt of which is hereby acknowledged, hereby sells, assigns, and transfers to Daniel C. Ance, Buyer(s) of the City of Naperville, IL, the following personal property, to-wit:

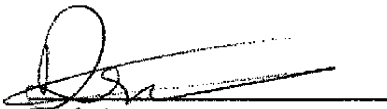
Address of Real Estate: 10 Cour D' Alene, Palos Hills, IL 60465

In accordance with real estate contract dated February 21, 2024

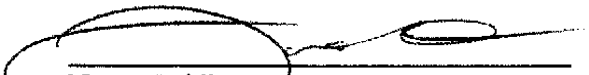
Seller hereby represents and warrants to Buyer(s) that this property is free and clear of all liens or encumbrances, and that Seller has full right, power, and authority to sell the personal property and to make this Bill of Sale. *All warranties of quality, fitness, and merchantability are hereby excluded.*

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

Seller has signed this Bill of Sale on this 28 day of March, 2024


Deeb Ata

Subscribed and sworn to before me this 28 day of March, 2024.


Notary Public

(seal)

