

UNOFFICIAL COPY

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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/6/2024 11:24 AM Pg: 1 of 2

Dec ID 20240501616961
ST/Co Stamp 1-832-357-168 ST Tax \$380.00 CO Tax \$190.00

(C) 246111530357SK
1 of 1

WARRANTY DEED

The Grantor, JORDAN L. PROPP, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND WARRANT to RAMY OSMA^{*}, a married person, of Kearney, NE, the following real estate situated in the County of Cook and State of Illinois, to wit:

to a single person

PARCEL 1:

THE WEST 20.07 FEET OF THE EAST 46.73 FEET OF LOT 26 IN LEXINGTON PARK-PHASE TWO, BEING A RESUBDIVISION OF BLOCK A AND THE WEST 9.76 FEET, AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE WEST LINE THEREOF, OF BLOCK B IN LEXINGTON PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4, ALL IN SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LEXINGTON PARK - PHASE TWO RECORDED AUGUST 16, 2013 AS DOCUMENT 1322822094, IN COOK COUNTY, ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION FOR LEXINGTON PARK TOWNHOMES DATED JUNE 26, 2008 AND RECORDED OCTOBER 3, 2008 AS DOCUMENT 0827733128, IN COOK COUNTY, ILLINOIS.

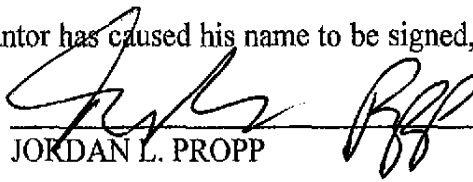
Property Address: 309 Western Ave., Des Plaines, IL 60016

Property Identification Number: 09-17-213-044-0000

Subject to: (i) Covenants, conditions, restrictions of record and building lines and easements, if any, provided they do not interfere with the current use of the Real Estate; and (ii) General real estate taxes not yet due and payable.

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IN WITNESS WHEREOF, said Grantor has caused his name to be signed, this 4th day of JUNE, 2024.




JORDAN L. PROPP

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

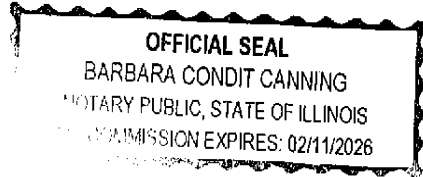
I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify JORDAN L. PROPP, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 4th of JUNE, 2024.



Notary Public

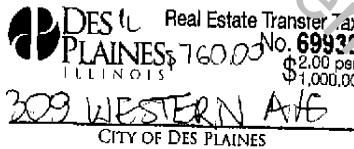
This Instrument Prepared By: Barbara Condit Canning, Esq.
Canning & Canning LLC
1000 Skokie Blvd., Suite 355
Wilmette, IL 60091



Send Subsequent Tax Bills To: RAMY OSMAN
309 Western Ave., Des Plaines, IL 60016

Return Recorded Deed:

*24092024 LAM FIRM LLC
636 311ER RD
SUITE 100B
DES PLAINES IL 60016*



COOK COUNTY Clerk's Office