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1/2 24 GND 803054P/K
WARRANTY DEED

Doc#: 2417720386 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/25/2024 2:44 PM Pg: 1 of 3

Dec ID 20240601633846
ST/Co Stamp 1-238-826-288 ST Tax \$285.00 CO Tax \$142.50

AFTER RECORDING MAIL TO:



(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL

TO:

Claudia Yvette Mendez
7955 W. 160th St.
Tinley Park, IL 60477

THE GRANTOR: Safdar Mirza, married man*, of 7955 W. 160th St.,
Tinley Park, IL 60477, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS
and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to
Claudia Y ~~mirza~~ Mendez, Single, of Chicago, IL
to have and to hold, the following described Real Estate, situated in the County
of Cook, in the State of Illinois, to wit: * NOT A HOMESTEAD

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 7955 W. 160th St., Tinley Park, IL 60477
PIN: 27-24-111-092-0000

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.

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GND803054PK

For APN/Parcel ID(s): 27-24-111-092-0000

PARCEL 1:

THE WEST 20.97 FEET OF THE EAST 89.33 FEET OF A PARCEL OF LAND HEREIN DESIGNATED AS THE "BUILDING PARCEL" BEING THAT PART OF LOT 11 IN ASHFORD MANOR WEST PHASE III BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24 TOWNSHIP 36 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 89 DEGREES 54 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 11 FOR A DISTANCE OF 20.13 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 19.77 FEET TO THE POINT OF BEGINNING OF SAID "BUILDING PARCEL"; THENCE SOUTH 89 DEGREES 55 MINUTES 44 SECONDS EAST 136.83 FEET; THENCE SOUTH 0 DEGREES 55 MINUTES 44 SECONDS WEST 62.99 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 16 SECONDS EAST 62.99 FEET TO THE POINT OF BEGINNING OF THE "BUILDING PARCEL", IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASHFORD MANOR RECORDED AUGUST 31, 1995 AS DOCUMENT 95590519.