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1/2 246 00 803654P/C. WARRANTY DEED

AFTER RECORDING MAIL TO:

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

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL

TO:

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

THE GRANTOR: Safdar Mirza, in will red way , 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 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:

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 Humastead 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 enjoy aent of the real estate; and general real estate taxes not due and payable at the time of closing.

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DATED this day of Tune	, 2024.
Safdar Mirza	
CERTIFY, that Safdar wirza , personally kno subscribed to the foregoing instrument, appea acknowledged that he/she signed and delive	or the County and State aforesaid, DO HEREBY own to me to be the same person whose name is eared before me this day in person and individually ired the said instrument as his/her free and ein set forth, including the release and waiver of the
Given under my hand and official seal this _	Jane 2024. Mulle Marvell Notary Public
NAME AND ADDRESS OF PREPARER: Aleksandar Pipovic	

Attorney at Law 444 N. Michigan Ave., Suite 1200 Chicago, IL 60611

MCHELLE A MAXWELL
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 21, 2026

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LEGAL DESCRIPTION

Order No.: 24GND8

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 14 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 95530519.

Office