

PREPARED BY:
Fernando M. Vian Attorney at Law
Fernando Vian
2136 Schiller Avenue
Wilmette, IL 60091
File No. 2024-06-137



Doc# 2421324318 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 7/31/2024 11:27 AM
PAGE: 1 OF 2

MAIL SUBSEQUENT TAX BILL
AND DEED TO:
Musab Mousa
9304 Wherry Lane
Orland Park, IL 60462
8655 Brookside Glen Dr.
Tinky Park IL 60487

WARRANTY DEED

Individual to Individual

The Grantor, **Coret Cruz**, Trustee of **Coret Cruz** as trustee under Declaration of Trust Dated January 31, 2019 and known as **The Coret Cruz Trust**, of 9319 170th Place, Orland Hills, IL 60487, for and in consideration of the sum of One Dollar and other good and valuable consideration in hand paid, conveys and warrants to

The Grantee, **Musab Mousa**, a married man, of 9304 Wherry Lane, Orland Park, IL 60462, the following described real estate, situated in the State of Illinois to wit:

Legal Description: *UNIT NUMBER 3 IN THE VILLAGE SQUARE OF ORLAND CONDOMINIUM 1 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF CERTAIN LOTS AND PART VACATED WELLINGTON LANE ALL IN ORLAND SQUARE VILLAGE UNIT ONE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26527185, AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.*

Property Index Number(s): 27-15-303-010-1003

Commonly Known As: 9304 Wherry Lane, Orland Park, IL 60462

Grantor having been informed of the terms of the Illinois Responsible Property Transfer Act, 765 ILCS 90/1 et.seq., represents that this transfer is not subject to the same.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

[Signature Page Follows]

Warranty Deed

S Y
P 2
S Y lot 2
SC Y
INTEK

UNOFFICIAL COPY

Dated this 23 day of July, 2024.

Coret Cruz as trustee under Declaration of Trust Dated January 31, 2019 and known as The Coret Cruz Trust

By: [Signature]
Coret Cruz, Trustee

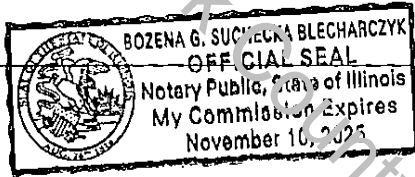
ACKNOWLEDGMENT

STATE OF ILLINOIS
COUNTY OF WIN

This instrument was acknowledged before me on this 23rd day of July, 2024, by
CORET CRUZ 2

[Signature]
Signature of person taking acknowledgment

My commission expires:



SEAL:

REAL ESTATE TRANSFER TAX		31-Jul-2024	
		COUNTY:	132.00
		ILLINOIS:	264.00
		TOTAL:	396.00
27-15-303-010-1003		20240701665760 0-913-499-952	

Warranty Deed