

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Wahbe Askar  
5133 N McVicker Ave  
Chicago, IL 60630



Doc# 1934044047 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2019 12:08 PM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

THE GRANTOR Wahbe Askar, a single man, of 5133 N McVicker Ave, Chicago, IL 60630 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Weez Properties LLC series 11148, an Illinois limited liability company licensed to conduct business in Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

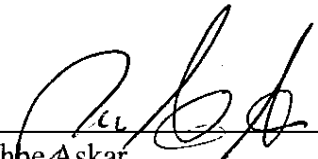
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 25-21-101-025-0000

Property Address: 11148 S Union Avenue Chicago, IL 60628

**SUBJECT TO:** 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.

Dated this 1 day of October, 2019.

  
\_\_\_\_\_  
Wahbe Askar

This transfer is exempt under the provisions of paragraph E section 4, Real Estate Act.

REAL ESTATE TRANSFER TAX	06-Dec-2019
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



1 of 3

25-21-101-025-0000 | 20191101655476 | 1-905-031-520

\* Total does not include any applicable penalty or interest due.

S Y  
P 4  
S \_\_\_\_\_  
M X  
SC \_\_\_\_\_  
E X  
INT AB


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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Wahbe Askar 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, sealed and delivered in the instrument as his 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 15 day of November, 2019.



  
\_\_\_\_\_  
Notary Public



THIS INSTRUMENT PREPARED BY  
Sweis Law Firm PC  
2803 Butterfield Road, Suite 380  
Oak Brook, IL 60523

MAIL TO:

Weez Properties LLC  
2714 E 76<sup>th</sup> Place  
Chicago, IL 60649

SEND SUBSEQUENT TAX BILLS TO:

Weez Properties LLC  
2714 E 76<sup>th</sup> Place  
Chicago, IL 60649

REAL ESTATE TRANSFER TAX		06-Dec-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-21-101-025-0000 | 20191101655476 | 1-196-669-280

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## EXHIBIT A LEGAL DESCRIPTION

THE SOUTH 25 FEET OF LOT 11 AND THE NORTH 15 FEET OF LOT 12 IN BLOCK 7 IN THIRD ADDITION TO SHELDON HEIGHTS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 10 / 1 / 2019

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

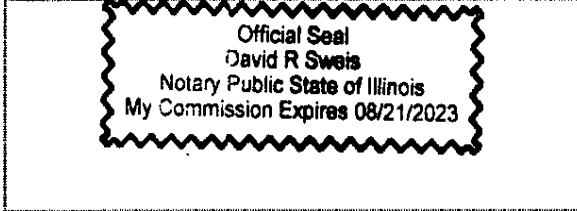
Subscribed and sworn to before me, Name of Notary Public: David Sweis

By the said (Name of Grantor): \_\_\_\_\_

On this date of: 11 / 15 / 2019

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 10 / 1 / 20

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

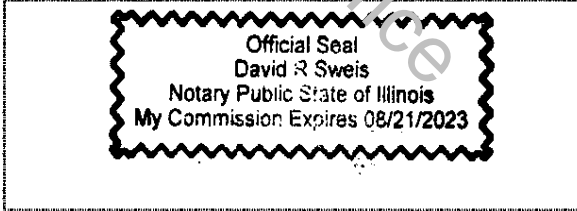
Subscribed and sworn to before me, Name of Notary Public: David Sweis

By the said (Name of Grantee): \_\_\_\_\_

On this date of: 11 / 15 / 20

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)