

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Mohammed Asfar
Imad Odeh
9301-9307 S Halsted
Chicago, Illinois 60620



Doc# 2003113037 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2020 10:19 AM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

THE GRANTORS Mohammad Asfar AKA Mohammed Asfar of 9301-9307 S. Halsted, Chicago, Illinois 60620 and Imad Odeh, of 9301-9307 S. Halsted, Chicago, Illinois 60620, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to A & O PLAZA LLC, an Illinois corporation, 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): 25-04-316-001-0000

Property Address: 9301-07 S Halsted Street, Chicago, Illinois 60620

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 17th day of December, 2019.

Mohammad Asfar AKA Mohammed Asfar

Imad Odeh

S
P
S
M
SC
E
INT

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

REAL ESTATE TRANSFER TAX

31-Jan-2020



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX

31-Jan-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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25-04-316-001-0000 | 20200101601598 | 0-761-908-064

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

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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 Mohammad Asfar AKA Mohammed Asfar personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 18 day of December, 2019.



[Signature]

Notary Public

STATE OF FLORIDA)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Imad Odeh personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 17th day of December, 2019.

[Signature]

Notary Public



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

MAIL TO:
Sweis Law Firm, PC
2803 Butterfield Road, Suite 380
Oak Brook, IL 60523

SEND SUBSEQUENT TAX BILLS TO:
A&O Plaza, LLC
9301-9307 S. Halsted
Chicago, IL 60620

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

THE WEST 158 FEET OF THE NORTH 1/2 OF THE WEST 2 ACRES OF THE NORTH 10 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING WITHIN THE WEST 50 FEET OF SECTION CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT 10795374 FOR WIDENING OF SOUTH HALSTED STREET), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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: 01 | 08 | 2020

SIGNATURE: [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:

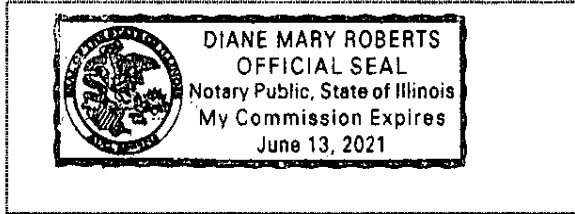
✓ DIANE MARY ROBERTS

By the said (Name of Grantor): _____

On this date of: 01 | 08 | 2020

NOTARY SIGNATURE: ✓ [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: 01 | 08 | 2020

SIGNATURE: [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:

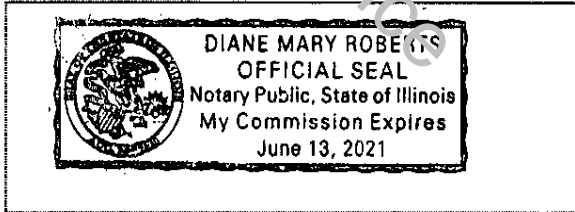
✓ DIANE M. ROBERTS

By the said (Name of Grantee): _____

On this date of: 01 | 08 | 2020

NOTARY SIGNATURE: ✓ [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)**)