

# UNOFFICIAL COPY

Doc#: 2019125001 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/09/2020 09:45 AM Pg: 1 of 4

Dec ID 20200401660528  
ST/CO Stamp 0-039-793-888 ST Tax \$597.00 CO Tax \$298.50  
City Stamp 2-086-614-240 City Tax: \$6,268.50

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

### MAIL REAL ESTATE TAX BILL TO:

Fadi Karadsheh  
5021 N. Northwest Hwy.  
Chicago, IL 60630

(Reserved for Recorders Use Only)

*20CNW7643 NB 1972*


**THE GRANTOR: Alastair G. Steel**, married to Tara Steel, a non-title holding spouse, of **5021 N. Northwest Hwy., Chicago, IL 60630**, 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 **Fadi Karadsheh**, single man, of 4601 N Paulina, Chicago 60640, 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:** 5021 N. Northwest Hwy., Chicago, IL 60630  
**PIN:** 13-09-311-052-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities.

REAL ESTATE TRANSFER TAX		01-May-2020
	CHICAGO:	4,477.50
	CTA:	1,791.00
	TOTAL:	6,268.50 *

13-09-311-052-0000 | 20200401660528 | 2-086-614-240

REAL ESTATE TRANSFER TAX		01-May-2020
	COUNTY:	298.50
	ILLINOIS:	597.00
	TOTAL:	895.50

13-09-311-052-0000 | 20200401660528 | 0-039-793-888

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

*Handwritten initials*

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DATED this 26<sup>th</sup> day of April, 2020.

Tara Steel

Tara Steel, executing solely to release her homestead right

Alastair G. Steel

Alastair G. Steel

STATE OF Illinois )  
COUNTY OF Cook )SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Alastair G. Steel and Tara Steel**, 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 individually acknowledged that they signed and delivered the said 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.

Via  
online  
audio/  
visual  
notarization

Given under my hand and official seal this 26<sup>th</sup> day of April, 2020.

David Frank  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

David Frank  
Attorney at Law  
1211 Landwehr Rd.  
Northbrook, IL 60062



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CHICAGO TITLE  
INSURANCE COMPANY<sup>®</sup>

## LEGAL DESCRIPTION

**Order No.:** 20CNW764263NB

**For APN/Parcel ID(s):** 13-09-311-052-0000

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THE SOUTHEASTERLY 1/2 OF LOT 12 IN BLOCK 16 IN THE VILLAGE OF JEFFERSON IN SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF Illinois

COUNTY OF Cook

Alastair G. Steel, being duly sworn on oath, states that he resided at 5021 N. Northwest Highway, Chicago, IL 60630. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
- The conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
  - 3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
  - 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
  - 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
  - 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  - 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  - 8. Conveyances made to correct descriptions in prior conveyances.
  - 9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Alastair G. Steel

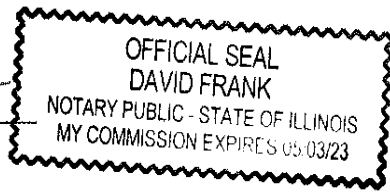
STATE OF Illinois

COUNTY OF Cook

Subscribed and sworn to before me this 24th of April, 2020

[Signature]  
Notary Public

*via online audio/visual no not before*



AS