

# UNOFFICIAL COPY

Doc#: 2028962035 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/15/2020 11:01 AM Pg: 1 of 3

Dec ID 20200801677649  
ST/CO Stamp 0-028-019-168 ST Tax \$500.00 CO Tax \$250.00  
City Stamp 0-739-330-528 City Tax: \$5,250.00

## WARRANTY DEED

1 of 4 2026347

### AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

THE GRANTOR(S), RAFFLES, LLC an Illinois limited Liability Company of the City of Chicago State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Amir Syed and Arsiak Varterian, *husband and wife* of 1627 Maplewood Ave,  
Chicago, Illinois as

STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL)

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON

NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS  
TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

### See Attached Exhibit A

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

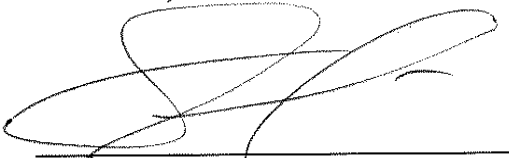
Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Real Estate Index Number: 16-12-213-022-0000  
Common Address: 2454 W. Erie St., Chicago, IL 60612

# UNOFFICIAL COPY

DATED this 28 day of August, 2020

RAFFLES, LLC

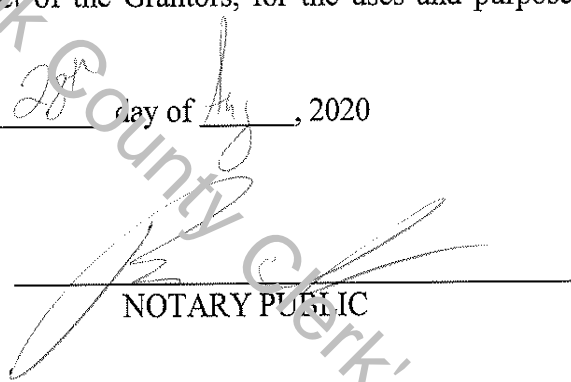


By: Sebastian Madej  
Authorized signatory

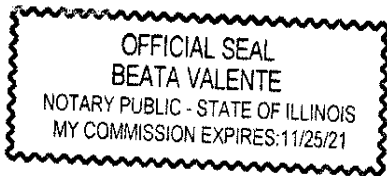
State of Illinois )  
County of Cook )

The undersigned, a notary public in and for the above county and state, certifies that Sebastian Madej known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein.

Given under my hand and official seal, this 28 day of Aug, 2020



NOTARY PUBLIC



**DEED PREPARED BY:**  
Beata Valente  
Law Offices of Beata Valente, LLC  
5508 W. Lawrence Ave  
Chicago, IL 60630

**MAIL DEED TO:**  
Amir Syed  
1627 N. Maplewood Ave  
Chicago, IL 60647

**SEND TAX BILL TO:**  
Amir Syed  
1627 N. Maplewood Ave  
Chicago, IL 60647

# UNOFFICIAL COPY

American Land Title Association

File Number : 2026347  
Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

## EXHIBIT A

**Legal:**

LOT 33 IN MARY ANN BAYLEY'S SUBDIVISION OF BLOCK 8 IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2454 W. Erie St., Chicago, IL 60612

PIN #: 16 12-213-022-0000

PIN #:

PIN #:

Township: West Chicago

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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