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WARRANTY DEED
Statutory (ILLINOIS)

20065716933151c
1/1

Doc#: 2029120489 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/19/2020 04:35 PM Pg: 1 of 3

Dec ID 20200901683880
ST/CO Stamp 0-837-331-424 ST Tax \$7.50 CO Tax \$3.75
City Stamp 1-056-043-488 City Tax: \$78.75

THE GRANTOR, Ocean Discovery Properties LLC, A Wyoming Limited Liability Company,

For and in consideration of TEN AND NO 00/100 (\$10.00) DOLLARS and other good and valuable Consideration in hand paid, CONVEY and WARRANT to the **GRANTEE Shaffar LLC,** All interest in the following Described Real estate situated in the County of Cook, State of Illinois to wit:

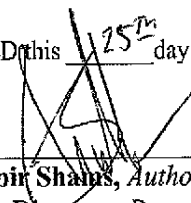
SEE ATTACHED LEGAL DESCRIPTION.

SUBJECT TO: (1) Real estate taxes (2) Covenants, conditions, restrictions and easements apparent or of record; (3) All applicable zoning laws and ordinances; Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND HOLD as SOLE OWNER in FEE SIMPLE said premises forever.

Permanent Index Number: 25-16-214-051-0000

Address of Real Estate: 10610 S Perry Avenue, Chicago, IL 60628

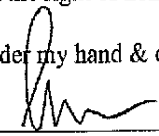
DATED this 25th day of AUGUST, 2020.

 (SEAL)
Shabbir Shams, Authorized Signatory
Ocean Discovery Properties, LLC

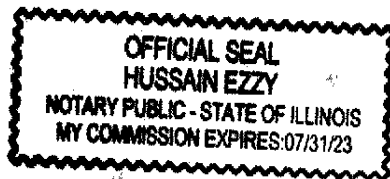
STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that SHABBIR SHAMS, personally known to me be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed 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.

Given under my hand & official seal this 25th day of AUGUST, 2020.



Notary Public.



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Prepared by:

Kagalwala Law Offices LLC
18450 Summit Ave., Ste. 110
Oakbrook Terrace, IL 60181

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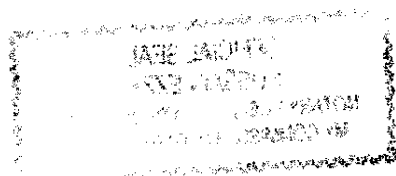
Mail Recorded Deed To:

Mail Tax Bill to:

Berg Berg & Ponder
Split Old Orchard #200
Skokie IL 60076



Property of Cook County Clerk's Office



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EXHIBIT A

Order No.: 20GST169331SK

For APN/Parcel ID(s): 25-16-214-053-0000

Lot 40 and the North 1/2 of Lot 41 in Woodruff and Stafford's Addition to Pullman, a Subdivision of Lot 3 in Snip's Subdivision of Lot 25 and the South 4 Acres of Lot 24 in the School Trustees' Subdivision of Section 16, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office