

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2031044028 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/05/2020 07:28 AM Pg: 1 of 2

Dec ID 20200901609850
ST/CO Stamp 2-013-115-872 ST Tax \$3,250.00 CO Tax \$1,625.00
City Stamp 1-589-372-384 City Tax: \$34,125.00

② 2055004615K
1/3

THE GRANTOR, ZARAH INTERNATIONAL, INC., an Illinois corporation with its principal place of business at 911 Lalond Ave., Lombard, Illinois 60148, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto Grantee, ROOSEVELT PROPERTY MANAGEMENT INC., an Illinois corporation with its principal place of business at _____, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lots 17 to 24 (except the North 42 feet of said Lots conveyed to the City of Chicago and except the West 12.5 feet of Lot 24 taken for Ashland Avenue) in Block 4 in Sampson and Greene's Addition to Chicago, a Subdivision of the Northwest 1/4 of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: General Real Estate Taxes for 2020 and subsequent years; acts done or caused by Purchaser; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Real Estate Index Number(s): 17-20-100-046-0000

Address of Real Estate: 1549-1559 W. Roosevelt Rd., Chicago, Illinois 60638

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

IN WITNESS WHEREOF, the said Grantor has caused its name to be signed to these presents this 29th day of September, 2020.

ZARAH INTERNATIONAL, INC.

By: 

Khizar Hayat, President

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STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, Janet Cavanaugh, a notary public in and for said County, in the State aforesaid, DO CERTIFY THAT KHIZAR HAYAT, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and personally know to me to be the president of ZARAH INTERNATIONAL, INC., appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of ZARAH INTERNATIONAL, INC., for the uses and purposes therein set forth, including the waiver of homestead.

Given under my hand and official seal this 29th day of September 2020.

Commission expires: 6/21/24
Janet Cavanaugh
Notary Public

This instrument was prepared by:

Naheed A. Amdani, Esq.
Law Offices of Naheed A. Amdani, P.C.
4909 Oakton Street
Skokie, Illinois 60077



MAIL TO:

Anthony J. Zac, Esq.
Zac Law, P.C.
700 Commerce Dr., Suite 500
Oak Brook, Illinois 60523

SEND SUBSEQUENT TAX BILLS TO:

Mr. Shahid Hussain
Roosevelt Property Management, Inc.
11 Ambrosia Dr.
Burr Ridge, IL 60527