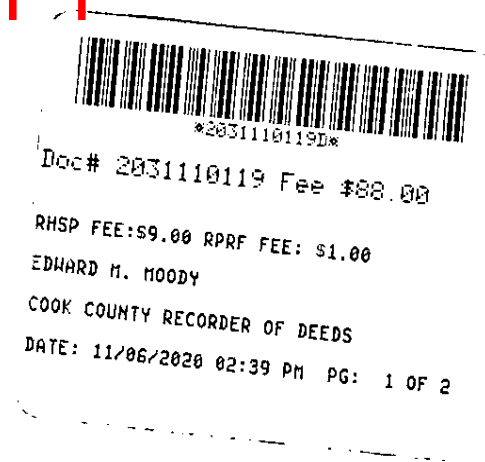


UNOFFICIAL COPY

WARRANTY DEED



File No: 20119651

THIS INDENTURE WITNESSETH, that the Grantor(s), Diyanah LLC, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Rodolfo Valdez, 1028 North Central Park, Chicago, Illinois 60651, the following described real estate, to-wit:

LOTS 14 AND 15 (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 7 CONVEYED TO THE CITY OF CHICAGO AND ALSO CONDEMNED BY THE CITY OF CHICAGO FOR WIDENING SOUTH ASHLAND AVENUE) IN BLOCK 1 IN RILEY'S SUBDIVISION OF BLOCK 24 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, AND THE NORTH 1/2 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-07-215-031-0000

Address of Real Estate: 4834 South Ashland Ave, Chicago, Illinois 60609

Subject to the following restrictions: a) all taxes and special assessments for the year 2019 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements to the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 11th Day of August, 2020

Faten Affaneh

 Faten Affaneh, Managing Member of Diyanah, LLC.

S 4
 P 2
 S 1
 M
 SC
 E
 INT SB

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STATE OF Illinois)

COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Faten Affaneh, Managing Member of Diyanah LLC, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged 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 and Notarial Seal this 11 day of August, 2020.




[Signature]
Notary Public

This Instrument was prepared by:
Jawad R. Shalabi
4700 W. 95th St., Suite LL-07
Oak Lawn IL 60453



Future Tax Bills to:
Rodolfo Valdez
4834 South Ashland Ave,
Chicago, Illinois 60609

After recording return document to:
Rodolfo Valdez
4834 South Ashland Ave,
Chicago, Illinois 60609

REAL ESTATE TRANSFER TAX		17-Aug-2020
	CHICAGO:	825.00
	CTA:	330.00
	TOTAL:	1,155.00*

20-07-215-031-0000 | 20200801661423 | 1-085-563-360

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

REAL ESTATE TRANSFER TAX		17-Aug-2020
	COUNTY:	55.00
	ILLINOIS:	110.00
	TOTAL:	165.00

20-07-215-031-0000 | 20200801661423 | 0-580-456-928