

UNOFFICIAL COPY

Doc#: 2032321458 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/18/2020 05:37 PM Pg: 1 of 3

Dec ID 20201001614885
ST/CO Stamp 0-867-513-312 ST Tax \$700.00 CO Tax \$350.00
City Stamp 0-680-645-600 City Tax: \$7,350.00

FD-20-1461 182

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, HANSEN J. CHEN and TERESA XIONG, husband and Wife, of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to MUSFAR AHMED, AND AMYR NOOR HUSNA, HUSBAND AND WIFE, of CHICAGO, Illinois, of the County of COOK all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

** NOT AS JOINT TENANTS OR TENANTS IN COMMON,
BUT AS TENANTS BY THE ENTIRETY.*

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 13-01-211-011-0000
Address(es) of Real Estate: 6225 N. TALMAN AVE., CHICAGO, IL 60659

Dated this 21th day of September, 20 20

Hansen Chen
HANSEN J. CHEN

Teresa Xiong
TERESA XIONG

REAL ESTATE TRANSFER TAX		28-Oct-2020
COUNTY:		350.00
ILLINOIS:		700.00
TOTAL:		1,050.00
13-01-211-011-0000 20201001614885 0-867-513-312		

REAL ESTATE TRANSFER TAX		28-Oct-2020
CHICAGO:		5,250.00
CTA:		2,100.00
TOTAL:		7,350.00 *

13-01-211-011-0000 | 20201001614885 | 0-680-645-600

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

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT HANSEN J. CHEN and TERESA XIONG 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 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 official seal, this 21 day of September, 20 20.



[Signature]

(Notary Public)

Prepared by:
LAW OFFICES OF JONATHAN M. AVEN
180 N. MICHIGAN AVE. #2105
CHICAGO, IL 60601

Mail to:
ABID SABBEH
PO BOX 542
STREAMWOOD, IL

Name and Address of Taxpayer:
MUSFAR AHMED
~~625 N. TALAMAN AVE.~~ 2516 W. NORTHSORE AVE, APT 1
CHICAGO, IL ~~60659~~ 60645

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Lot 26 in Block 2 in T. J. Grady's Green Briar Addition to North Edgewater, being a Subdivision of the East 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 1, Township 30 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN(S): 13-01-211-011-0000

Property of Cook County Clerk's Office