

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY



Near North National Title
222 N. LaSalle
Chicago, IL 60601

AP2009262 KTA 1072



Doc# 2033413027 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/01/2020 11:35 AM PG: 1 OF 3

THE GRANTOR(S), James H. Jones and Lia M. Jones as husband and wife, tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Zahid Lodhia, single man, of 2705 N. Mildred, Unit 3B, Chicago, IL 60614 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:

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

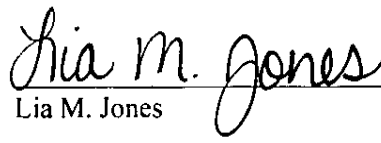
SUBJECT TO:


Covenants, conditions and restrictions of record; public and utility easements so long as the public and utility easements do not affect Buyer's use of the property as a residence; acts done by or suffered through Buyer; and general real estate taxes not yet 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): 14-32-425-105-0000
Address(es) of Real Estate: 1674 N. Bissell St., Chicago, IL 60614

Dated this 14th day of August, 2020


James H. Jones




Lia M. Jones

| REAL ESTATE TRANSFER TAX | 18-Aug-2020 |
|----------------------------------------------------------------------------------------------|-------------------|
|  CHICAGO: | 3,948.75 |
| CTA: | 1,579.50 |
| TOTAL: | 5,528.25 * |

14-32-425-105-0000 | 20200801662928 | 2-065-392-096

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

S Y
P 3
S N
M Y
SC Y
E Y
INT Y.W

| REAL ESTATE TRANSFER TAX | 25-Sep-2020 |
|-----------------------------------------------------------------------------------------------|---------------|
|  COUNTY: | 263.25 |
|  ILLINOIS: | 526.50 |
| TOTAL: | 789.75 |

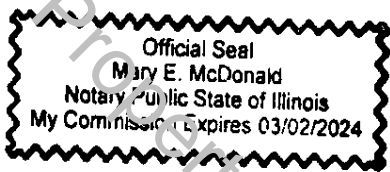
14-32-425-105-0000 | 20200801662928 | 0-203-646-432

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James H. Jones and Lia M. Jones, personally known to me to be the same person(s) whose name(s) 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 14th day of August, 2024



Mary E. McDonald (Notary Public)

Prepared By: Frank W. Jaffe
Jaffe & Berlin, LLC
111 W. Washington, Suite 900
Chicago, IL 60602

Mail To:
Mr. Edward C. Seward III
Sewell & Szczygiel, P.C.
4756 N. Milwaukee Ave.
Chicago, IL 60630

Name & Address of Taxpayer:
Zahid Lodhia
1674 N. Bissell St.
Chicago, IL 60614

CLERK'S OFFICE OF COOK COUNTY

UNOFFICIAL COPY**PARCEL 1:**

THE SOUTHWESTERLY 15.99 FEET OF THE NORTHWESTERLY 24.841 FEET OF LOT 149 (EXCEPT THE SOUTHWESTERLY 50 FEET OF SAID LOT 149) IN THE SUBDIVISION OF BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO, SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

AN EASEMENT FOR ACCESS AND INGRESS AND EGRESS ACROSS THE SOUTHWESTERLY 50 FEET OF LOTS 135 AND 141, 145, TO 155 AND 157: TO 160, IN SUBDIVISION OF BLOCK 6 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENTS AND PARTY; WALL RIGHTS DATED SEPTEMBER 3, 1987, AND RECORDED SEPTEMBER 18, 1987, AS DOCUMENT 87511039.