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Doc# 2036534059 Fee \$88.00

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2020 03:58 PM PG: 1 OF 2

WARRANTY DEED 2065T 05 7 210SK 2 003 AFTER RECORDING MAIL TO:

Jonathan M. Aven Law Offices of Jonathan M. Aven, Ltd. 180 N. Michigan Ave., #2105 Chicago, IL 60601

MAIL REAL ESTATE TAX BILL TO:

Afzal Hemani and Nectika Singh 1811 N. Fremont Street Chicago, IL 60614

THE GRANTORS: Timothy Daniels and Jennifer Daniels, husband and wife, of 1811 N. Freemont Street, Chicago, IL 60614, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and variable consideration in hand paid, CONVEY AND WARRANT to Neetika Singh, as trustee of the NAH Trust dated October 21, 2020 and Afzal Hemani, as trustee of the ANH Trust dated October 21, 2020, the beneficial interests of said trusts being held by Neetika Singh and Afzal Hemani, husband and wife, as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Lot 47 in Block 2 in Subdivision of Block 5 in Sheffields Addition to Chicago in the South East 1/4 of Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, In Cook County, Illinois.

Commonly known as:

1811 N. Fremont Street, Chicago, 11, 60614

PIN:

14-32-413-026-0000

Hereby releasing and waiving all rights under and by virtue of the Homestea d E temption Laws of the State of Illinois.

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 property, and general real estate taxes not due and payable at the time of closing.

REAL ESTATE TRANSFER TAX		16-Nov-2020
	CHICAGO:	18,750.00
	CTA:	7,500.00
	TOTAL:	26,250.00 *
14-32-413-026-000	0 20201101652871	1-035-852-768

^{*} Total does not include any applicable penalty or interest due

REAL ESTATE	TRANSFER	TAX	16-Nov-2020
		COUNTY:	1,250.00
	(50%)	ILLINOIS:	2,500.00
		TOTAL:	3,750.00
14-32-413	3-026-0000	20201101652871	2-109-594-592



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DATED this 154 day of November, 2020.	
Timothy Daniels By Kolen Ring as agent	Jennifer Daniels 184 Marin Yrig as agent
Timothy Daniels	Jennifer Daniels
STATE OF ILLINOIS))SS	
COUNTY OF COCK)	

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robin King, as agent for Timothy Daniels and Jennifer Daniels, 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 individually acknowledged that they signed and delivered the said instrument as their fire 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

day of November, 2020.

Notary Public

NAME AND ADDRESS OF PREPARER:

Robin S. King Attorney at Law 265 Eaton St. Northfield, IL 60093

