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20 GST 186059 S/L 1/1
WARRANTY DEED
Illinois Statutory

Doc#: 2100813037 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2021 09:29 AM Pg: 1 of 5

Dec ID 20201101670088
ST/CO Stamp 1-831-147-488 ST Tax \$50.00 CO Tax \$25.00
City Stamp 0-775-641-056 City Tax: \$525.00

MAIL TO:
MST LAW
2040 N HARLEM AVENUE
ELMWOOD PARK, IL 60707

NAME AND ADDRESS OF
TAXPAYER:

Anwar Zia
10024 S Perry Avenue
Chicago, IL 60628

→ 5812 N. Virginia
Chicago, IL 60659

RECORDER'S STAMP

THE GRANTOR(S) Tanyue Chen, an individual, of 87 Portland Road, Highlands, New Jersey 07732 for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to Anwar Zia, an individual of 5812 N Virginia, Chicago, IL 60659, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* OF 10024 S Perry
Chicago IL 60628

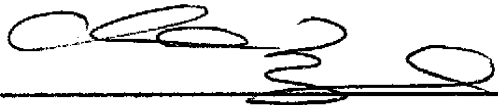
Legal Description: See Attached Legal Description

Permanent Index Number(s): 25-09-413-009-0000

Property Address: 10024 S Perry Avenue, Chicago, IL 60628

TO HAVE AND TO HOLD said premises forever. The grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED: 12/02/20



Tanyue Chen

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STATE OF CA)
County of San Francisco)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Tanyue Chen, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 2nd day of December, 2020.

See Attachment

Notary Public

NAME AND ADDRESS OF PREPARER:

Amro Shamaileh
Mohammed, Shamaileh & Tabahi, LLC
2040 N. Harlem Avenue
Elmwood Park, IL 60707

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Francisco)

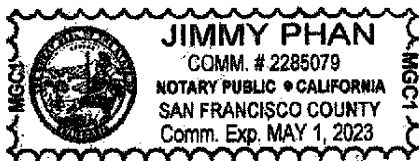
On December 2, 2020 before me, Jimmy Phan, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Tamye Chen
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: _____

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General*	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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LEGAL DESCRIPTION

LOT 9 IN BLOCK 3 IN SECOND COTTAGE ADDITION TO ROSELAND, IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 25-09-413-009-0000

Property Address: 10024 S Perry Avenue, Chicago, IL 60628

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LEGAL DESCRIPTION

Order No.: 20GST186059SK

For APN/Parcel ID(s): 25-09-413-009--0000

Lot 9 in Block 3 in the Second Cottage Addition to Roseland, in the South East 1/4 of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office