

CT

200818023
WARRANTY DEED

UNOFFICIAL COPY

Illinois Statutory

MAIL TO:

MST LAW

2040 N HARLEM AVENUE
ELMWOOD PARK, IL 60707

Doc#: 2100818023 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2021 09:31 AM Pg: 1 of 5

Dec ID 20201101670053
ST/CO Stamp 1-374-410-720 ST Tax \$35.00 CO Tax \$17.50
City Stamp 1-109-252-064 City Tax: \$367.50

NAME AND ADDRESS OF
TAXPAYER:

Anwar Zia

10130 S Yale Avenue
Chicago, IL 60628

RECORDER'S STAMP

5812 N. Virginia
Chicago, IL 60630

THE GRANTOR(S) Yuchen Zhang, an individual, of 87 Portland Road, Highlands, NJ 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, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* OF 10130 S. Yale
Chicago IL 60628

Legal Description: See Attached Legal Description

Permanent Index Number(s): 25-09-418-036-0000

Property Address: 10130 S Yale 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

Yuchen Zhang

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

STATE OF *California*)
County of *San Francisco*

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Yuchen Zhang, 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 Affidavit
Notary Public

NAME AND ADDRESS OF PREPARER:
Amro Shamaileh
Mohammed, Shamaileh & Tabahi, LLC
2040 N. Harlem Avenue
Elmwood Park, IL 60707

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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)

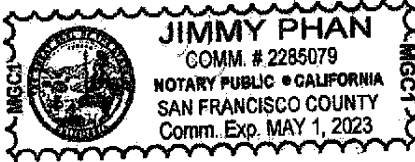
On December 2, 2020 before me, Jimmy Phan, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Huchen Zhang
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 [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: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

UNOFFICIAL COPY

LEGAL DESCRIPTION

THE SOUTH ½ OF LOT 13 AND THE NORTH 17-1/2 FEET OF LOT 14 IN BLOCK 20 IN THE SUBDIVISION OF BLOCKS 5, 10, 19 AND 24 AND THE EAST ½ OF BLOCKS 6, 9, 20 AND THE WEST ½ OF BLOCKS 4, 11 AND 18, LOTS 1 AND 4 IN BLOCK 23, AND LOTS 2 AND 3 IN BLOCK 25 IN FERNWOOD, A RESUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-09-418-036-0000

Property Address: 10130 S Yale Avenue, Chicago, IL 60628

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 20GST186059SK

For APN/Parcel ID(s): **25-09-418-036-0000**

The South 1/2 of Lot 13 and the North 17-1/2 Feet of Lot 14 in Block 20 in the Subdivision of Blocks 5, 10, 19 and 24 and the East 1/2 of Blocks 6, 9, 20 and the West 1/2 of Blocks 4, 11 and 18, Lots 1 and 4 in Block 23, and Lots 2 and 3 in Block 25 in Fernwood, a resubdivision of the Southeast 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