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THIS INSTRUMENT WAS

PREPARED BY:

20N117423335X-Emlyz
Michael Z. Margolies

2201 Main Street

Suite 101

Evanston, Illinois 60202



Doc#: 2105501287 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/24/2021 12:37 PM Pg: 1 of 4

Dec ID 20210101628002

ST/CO Stamp 1-029-346-320

City Stamp 1-394-762-768 City Tax: \$4,222.50

WARRANTY DEED

THE GRANTOR(S), The Veitzener Kolllel, an Illinois not for profit corporation, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Salman Khan, **GRANTEE**, having an address of 6240 N. Talman Avenue, Chicago, Illinois, his heirs, successors and assigns, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached hereto and made a part hereof. The Grantors hereby convey, transfer, and waive any and all homestead rights under the Illinois Homestead Exemption Act.

Property Address: 6307 N. Richmond, Chicago, IL 60645

PIN: 13-01-105-036-0000

TO HAVE AND TO HOLD SAID PREMISES, FOREVER.

2nd IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this day of February, 2021.

The Veitzener Kolllel, an
Illinois not for profit corporation

By:

Hirsch Unger, President

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Hirsch Unger, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of The Veitzener Kolllel, for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of February, 2021.

Commission expires _____

Michael Z Margolies
Notary Public

Return to After Recording:

Send Tax Bills To:

Salman Khan
6307 N. Richmond
Chicago, IL 60645

Salman Khan
6307 N. Richmond
Chicago, IL 60645



Exempt Under Provisions of Paragraph B
Section 4, Real Estate Transfer Tax Act.
Date 2/2/21 Michelle Marshall
Buyer, Seller Representative

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EXHIBIT A

Legal Description

LOT 19 (EXCEPT THE NORTH 8.5 FEET) IN BLOCK 3 IN THOMAS J. GRADY'S 6TH GREEN BRIAR ADDITION TO NORTH EDGEWATER A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Title Exceptions

Taxes for 2020 and subsequent years; covenants, conditions and restrictions of record; encroachments, if any shown on survey, building lines and easements; provided they do not interfere with the current use and enjoyment of the Property.

Resid\Kollel\Warranty Deed

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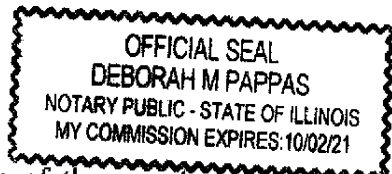
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2.3, 2021

Signature: Michelle Maxwell
Grantor or Agent

Subscribed and sworn to before me
By the said M. Maxwell
This 32 day of February, 2021
Notary Public [Signature]

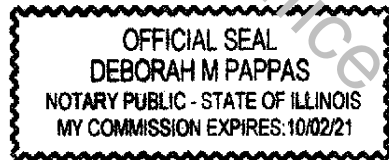


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 2.3, 2021

Signature: Michelle Maxwell
Grantee or Agent

Subscribed and sworn to before me
By the said M. Maxwell
This 2 day of February, 2021
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)