

UNOFFICIAL COPY

Doc# 2109903058 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/09/2021 07:49 AM Pg: 1 of 3

WARRANTY DEED

H83248

Dec ID 20210301670506
ST/CO Stamp 2-056-342-032 ST Tax \$440.00 CO Tax \$220.00

THE GRANTOR, **Amos Financial LLC**, an Illinois Limited Liability Company, of 3330 Skokie Valley Road, Suite 301, Highland Park, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, CONVEYS AND WARRANTS to **Taoufik S. Boujbel**, a married man whose address is 1909 S. Crescent Ave., Park Ridge, IL 60068, and to **Ahmad Fahoum**, an unmarried man whose address is 792 E. Algonquin Road Des Plaines, IL 60016, as tenants in common, the following described real estate, situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:

“LOTS 11 AND 12 IN BLOCK 17 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DES PLAINES HEIGHTS, BEING A SUBDIVISION OF THAT PART EAST OF RAILROAD OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF THAT PART WEST OF DES PLAINES ROAD OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT 4 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS”

COMMONLY KNOWN AS: 1396 E OAKTON STREET, DES PLAINES, ILLINOIS 60018.

Permanent Index Numbers.: 09-20-416-017-0000; 09-20-416-018-0000; and 09-20-416-019-0000.

SUBJECT general real estate taxes not due and payable at the time of Closing; covenants, conditions, restrictions, and matters of record; and building lines and easements, if any. The property is transferred in “AS IS” condition and the Grantor makes no representations or warranties, either express or implied, as to the condition of the property. Simultaneously with the execution of this Warranty Deed, Taoufik S. Boujbel and Ahmed Fahoum executed a mortgage dated March 26, 2021 in the principal amount of \$220,000.00 in favor of Amos Financial LLC which shall in no way be released or canceled by this Warranty Deed.

[SIGNATURE PAGE TO FOLLOW]

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Dated: March 25, 2021.

GRANTOR: **AMOS FINANCIAL LLC**
An Illinois Limited Liability Company

BY: _____
PRINT: Ohannes Korogluyan
ITS: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

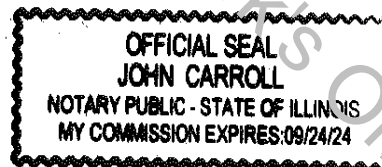
I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that **Ohannes Korogluyan**, personally known to me to be the Manager of **Amos Financial LLC** an Illinois Limited Liability Company, appeared before me this day in person and acknowledged that he signed sealed and delivered this deed as his free and voluntary act and as the free and voluntary act of **Amos Financial LLC**.

Given under my hand and official seal this 25 day of March, 2021.

NOTARY PUBLIC

This document was prepared by:

John Carroll
Amos Financial LLC
3330 Skokie Valley Rd., Suite 301
Highland Park, IL 60035
(847) 433-2600

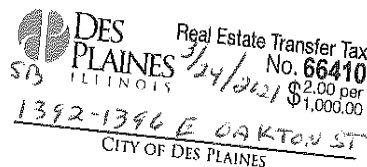


Record and Return to:

Stanley Joseph Czaja, Esq.
7521 N. Milwaukee Ave.
Niles, IL 60714-3621

Mail Tax Bills to:

Taoufik S. Boujbel
1909 S. Crescent Ave.
Park Ridge, IL 60068



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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 3/25/21 Signature: [Signature]



Subscribed and sworn to before me by the said Ohana Korychyan, Manager of Ames Financial LLC dated 3/25/21.

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.

Dated 03-26-21 Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said _____, dated _____.

Notary Public _____

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.