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Doc# 2110321317 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/13/2021 02:44 PM Pg: 1 of 2

Dec ID 20210101628080
ST/CO Stamp 1-468-945-424 ST Tax \$200.00 CO Tax \$100.00
City Stamp 0-395-203-600 City Tax: \$2,100.00

WARRANTY DEED

The above space for recorder's use only

THE GRANTOR, ZIA INVESTMENTS INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, County of Cook, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid and pursuant to authority given by the Board of Directors of said Corporation **CONVEYS** and **WARRANTS** to:

8012 S Ellis, LLC an Illinois Limited Liability Company, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL

P.I.N. 20-35-110-017-0000

COMMON ADDRESS: 8012 S. Ellis Ave

Chicago IL
60619

SUBJECT TO:

Covenants, conditions and restrictions of record, utility easements and general real estate taxes for 2020 and subsequent years.

2nd Installment

Dated this 2nd of February 2021

ZIA INVESTMENTS INC.

By:

President

Attested to:

By:

Secretary

FIDELITY NATIONAL TITLE 0120052301

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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 Syed Haaris Ishaq, President and Secretary of Zia Investments Inc. 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 acknowledged that they signed, sealed and delivered the said instrument as their 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 seal this 2nd day of February, 2021.



 NOTARY PUBLIC




This instrument prepared by: Michael A. Durlacher, Esq.
 2 White Barn
 Vernon Hills IL 60061



Mail to:

Tax bill to: & Grantee's Address

*Talarico Law Group
 15000 S Cicero Ave
 Oak Forest IL
 60452*

*8723 Ellis Ave
 5943 N Elston Ave
 Chicago IL
 60640*

REAL ESTATE TRANSFER TAX		05-Feb-2021
	CHICAGO:	1,500.00
	CTA:	600.00
	TOTAL:	2,100.00 *
20-35-110-017-0000 20210101628080 0-395-203-600		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		05-Feb-2021
	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00
20-35-110-017-0000 20210101628080 1-468-945-424		