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WARRANTY DEED

Doc#: 2116128191 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/10/2021 04:05 PM Pg: 1 of 3

Dec ID 20210601654900

ST/CO Stamp 0-070-646-032 ST Tax \$54.00 CO Tax \$27.00

City Stamp 0-544-930-064 City Tax: \$567.00

THIS INDENTURE made on the date indicated herein below, By and Between:

HENRY KUSUMA, a married man (this is non-homestead property) of 300 San Jose Ave, Millbrae, CA 94030 (Grantor), and TPB HOLDINGS LLC of Chicago, IL (Grantee);

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, **CONVEYS and WARRANTS** to Grantee, all interest in the following described Real Estate, to wit:

Legal Description: [SEE ATTACHED LEGAL DESCRIPTION RIDER]

P.I.N. 25-17-329-037-0000

Commonly known as: 1322 W. 110th Place, Chicago, IL 60643

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; and (e) public roads and highways, if any.

In Witness Whereof. The said Grantor has hereunto set his/her hand and seal, this June 2, 2021.

USI

HENRY KUSUMA, Grantor

ACKNOWLEDGMENT

STATE OF (A))
) SS:
COUNTY OF (Sauce)

Before me, the undersigned, a Notary Public in and for said County and State, this 2 day of June, 2021, personally appeared HENRY KUSUMA, Grantor(s) and acknowledged the execution of the foregoing instrument was a free and voluntary act.

Witness my hand and official seal.

SEE ATTACHED NOTARY

Notary Public

MAIL TO & SEND TAX BILLS TO:

12805 So. Loomis
Chicago, IL 60627

This instrument prepared by: James K. Huras
Law Office of James Kottaras, P.C., 180 N LaSalle Ave, Chicago, IL 60601

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CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 SACRAMENTO

On June 2nd, 2021, before me, Taraneh Kosari, Notary Public personally appeared

Henry Kusuma

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.

Taraneh Kosari



Commission Expires: 16 July 2023

OPTIONAL

Description of attached document: Marriage Deed

Number of pages: 1

Today's date: 06.02.2021

Capacity of Signer(s):

Trustee

Power of Attorney

CEO / CFO / COO

President / Vice-President / Secretary / Treasurer

Other: _____

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LEGAL DESCRIPTION RIDER

Legal Description:



Lot 39 in Block 14 in Frank Timmis Morgan Park Subdivision of Blocks 10, 11 and 14 in Streets Subdivision of the East 1/2 of the Southwest 1/4 of Section 17, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

P.I.N. 25-17-329-037-0000

Commonly known as: 1322 W. 110th Place, Chicago, IL 60643

REAL ESTATE TRANSFER TAX		07-Jun-2021
	CHICAGO:	405.00
	CTA:	62.00
	TOTAL:	537.00 *
25-17-329-037-0000 20210601654900 0-544-930 064		

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		07-Jun-2021
	COUNTY:	27.00
	ILLINOIS:	54.00
	TOTAL:	81.00
25-17-329-037-0000 20210601654900 0-070-646-032		

Cook County Clerk's Office