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Doc#: 2122434131 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/12/2021 01:58 PM Pg: 1 of 4

Dec ID 20210701604916
ST/CO Stamp 1-757-498-128 ST Tax \$170.00 CO Tax \$85.00

677231
2 of 2JA

WARRANTY DEED ILLINOIS STATUTORY

STEWART TITLE
700 E. Diehl Road, Suite 100
Naperville, IL 60563

THE GRANTOR, GERILANNE REDING ZERN, a married woman, THIS IS NOT HOMESTEAD PROPERTY, CONVEYS and WARRANTS to MOHAMMED SABIR JUNAGADHWALA and CHASE MANAGEMENT ASSOCIATES, AS Tenants in common for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyers, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 09-10-301-118-0000 (affects more than one parcel)

Address (es) of Real Estate: 9630 West Golf Road, Des Plaines, Illinois 60016

Prepared by: Kimberly Freeland, Attorney at Law, 806 North Peoria Street, Chicago, Illinois 60642

grantee address
Mail To: ↓
Chase Management Associates
10051 Potter Road
Des Plaines, IL 60016

Same →

Name and Address of Taxpayer:

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

Karen A. Yarbrough
City of Des Plaines

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Gerilanne Reding Zern
GERILANNE REDING ZERN

STATE OF

IL

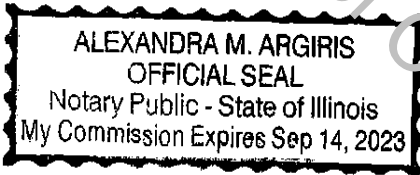
SS.

COUNTY OF

COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that GERILANNE REDING ZERN, is personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of July, 20 20



Alexandra M. Argiris (Notary Public)

REAL ESTATE TRANSFER TAX

05-Aug-2021



COUNTY:	85.00
ILLINOIS:	170.00
TOTAL:	255.00

09-10-301-118-0000 | 20210701604916 | 1-757-498-128

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Exhibit A - Legal Description

LOT 1A AND 1B IN THE RESUBDIVISION OF LOT 1 IN LAKE MARY ANNE SUBDIVISION OF PART OF SECTIONS 9 AND 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 223.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF ~~280.81~~ FEET; THENCE NORTH 25 DEGREES 52 MINUTES 18 SECONDS EAST, A DISTANCE OF 409.11 FEET; THENCE NORTH 65 DEGREES 40 MINUTES 08 SECONDS EAST, A DISTANCE OF 133.56 FEET; THENCE SOUTH 19 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 179.15 FEET; THENCE SOUTH 51 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 48.33 FEET; THENCE SOUTH 03 DEGREES 09 MINUTES 00 SECONDS WEST, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING, CONTAINING 109,549 MORE OR LESS SQUARE FEET, IN COOK COUNTY, ILLINOIS

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EXEMPTIONS:

Note: The City of Des Plaines Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 15-7-7 of the Ordinance which is printed below. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the City of Des Plaines Real Estate Transfer Tax Ordinance by paragraph(s) _____ of Section 15-7-7 of said Ordinance.

Details for exemption claimed: (Explain) _____

Section 15-7-7: The tax imposed by this article shall not apply to the following transactions:

- (a) Transactions involving property acquired by or from any governmental body or by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
- (b) Transactions which secure debt or other obligations.
- (c) Transactions in which deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded.
- (d) Transactions in which the actual consideration is less than one hundred dollars (\$100.00).
- (e) Transactions in which the deeds are tax deeds.
- (f) Transactions which are releases of property which is security for a debt or other obligation.
- (g) Transactions of partitions.
- (h) Transaction made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization.
- (i) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock.
- (i) Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one to the other shall not be exempt from the tax.
- (k) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States.

Every deed or other instrument which is tax exempt pursuant to this section shall be presented to the Director of Finance and Administrative Services so as to be appropriately marked by said director as an exempt deed or instrument eligible for recordation without the payment of tax. At such time as a deed or instrument is presented to the director, a certificate setting forth the facts which justify exemption shall be presented.