



Doc# 2123622033 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/24/2021 11:31 AM PG: 1 OF 3

Warranty Deed  
Statutory (ILLINOIS)

21005007.20

TRULY  
TITLE

Above Space for Recorder's Use Only

THE GRANTORS, JOSE PEREZ, an unmarried man, and GILBERTO DELGADO-SANDOVAL, a married man, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other consideration, CONVEY and WARRANT to NASIM AYUB and MUMTAZ BINTI HUSHF, all interest in the following described real estate located in Cook County, Illinois, to wit:

A married couple, as tenants in common BIN

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

SUBJECT TO: General taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements of record.

THIS IS NON-HOMESTEAD PROPERTY OF BOTH THE GRANTORS


Permanent Index Number (PIN): 14-06-205-048-0000



Address of Real Estate: 6306 N. Hermitage Ave. (D), Chicago, IL 60660

Dated this 10th day of August, 2021.

Jose Perez  
JOSE PEREZ

Gilberto Delgado  
GILBERTO DELGADO-SANDOVAL

REAL ESTATE TRANSFER TAX	24-Aug-2021
 CHICAGO:	1,687.50
CTA:	675.00
<b>TOTAL:</b>	<b>2,362.50</b>

REAL ESTATE TRANSFER TAX	24-Aug-2021
 COUNTY:	112.50
 ILLINOIS:	225.00
<b>TOTAL:</b>	<b>337.50</b>
14-06-205-048-0000	20210801648569   0-793-074-448

14-06-205-048-0000 | 20210801648569 | 2-138-175-246

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

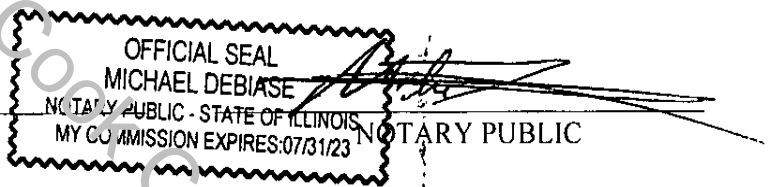
# UNOFFICIAL COPY

State of IL, Cook County - SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSE PEREZ and GILBERTO DELGADO-SANDOVAL, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 10<sup>th</sup> day of August 2021.

Commission expires \_\_\_\_\_



**THIS INSTRUMENT WAS PREPARED BY:** Paul DeBiase, Esq., 5536 W. Montrose Ave., Chicago, Illinois 60641

SEND SUBSEQUENT TAX BILLS TO:

Nasim Ayub  
6306 N. Hermitage Ave, #D  
Chicago, IL 60610

Upon recording mail to:

Jonathan Vold, Atty  
900 E. Northwest Hwy.  
Mt. Prospect, IL 60056

# UNOFFICIAL COPY

## EXHIBIT A Legal Description

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:

**PARCEL 1:**

THAT PART OF LOT 7 LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 7 FROM A POINT ON SAID NORTH LINE 71.83 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 7 AND LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 7 FROM A POINT ON SAID NORTH LINE 91.83 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 7 IN BLOCK 10 IN HIGH RIDGE, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
ALSO

**PARCEL 1A:**

THE SOUTH 8.33 FEET OF THE NORTH 33.32 FEET OF THAT PART OF LOT 7 LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 7 FROM A POINT ON SAID NORTH LINE 142.0 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 7 IN BLOCK 10 IN HIGH RIDGE AFORESAID, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AUGUST 13, 1963 AS DOCUMENT 18882084.

PIN: 14-06-205-048-0000