

# UNOFFICIAL COPY

Chicago Title

21657845020RM 1/2

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2135539253 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/21/2021 11:13 AM Pg: 1 of 2

Dec ID 20211101644414  
ST/CO Stamp 1-548-921-488 ST Tax \$457.00 CO Tax \$228.50

Property of Cook County Office

(The Above Space for Recorder's Use Only)

THE GRANTOR **Pervez Hai**, a married man\*\*, of **1091 Pfingsten Road, Northbrook, IL 60062** for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good and valuable considerations in hand paid, **CONVEYS AND WARRANTS** to **James A. Lima II**, a married man of **4101 Wagner Ave, #2, Schiller Park, IL 60176**, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: THE WEST 100 FEET OF LOT 1 IN UNITED VICTORY GARDENS SUBDIVISION PLAT RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 13353518 AND IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SAID LOT FRONTING ON IVANHOE AVENUE, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 100 FEET OF THE SOUTH 100 FEET OF LOT 6 IN ANTHONY PETZEL'S RESUBDIVISION OF LOT 1 (EXCEPT THE WEST 100 FEET THEREOF) AND ALL LOT 2 IN UNITED VICTORY GARDENS BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/4 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SAID NORTHEAST 1/4 ALL IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 12-21-211-017-0000 and 12-21-211-030-0000

Property Address: 9703 Ivanhoe Ave, Schiller Park, IL 60176

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

**\*\*NOT HOMESTEAD PROPERTY AS TO SPOUSE OF GRANTOR**

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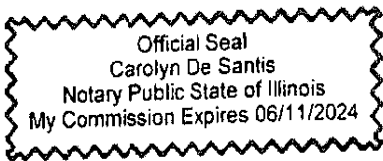
Dated this 6 day of December, 2021.

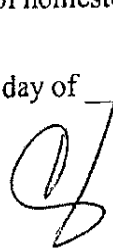
  
\_\_\_\_\_  
Pervez Hai

STATE OF ILLINOIS        )  
  ) SS,  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Pervez Hai personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 notarial seal, this 6 day of December, 2021.



  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Thomas E Haught  
Gardi & Haught, Ltd.  
939 Plum Grove Road, Suite C  
Schaumburg, IL 60173

MAIL TO:

Law Offices of Shawn M. Bolger  
97601 Franklin Ave.  
Franklin Park IL 60131

SEND SUBSEQUENT TAX BILLS TO:

<sup>A.</sup>  
James Lima II  
9703 Ivanhoe Ave  
Schiller Park, IL 60176