

UNOFFICIAL COPY

Doc#: 2203239280 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2022 01:08 PM Pg: 1 of 4

Dec ID 20220101609712
ST/CO Stamp 1-758-019-984 ST Tax \$407.00 CO Tax \$203.50

Warranty Deed Statutory (Illinois)

THE GRANTOR(S) **Becky H. Choi**, a single person, of the City of Glenview, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Nineve Benjamin and Sabrina Azia**, unmarried women, as Joint Tenants of **2635 Paulina Ave., Glenview, IL 60025**, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A

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

Subject, however, to the general taxes for the 2nd installment of 2021 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): **09-12-105-006-0000**

Property Address: **2527 Fontana Dr., Glenview, IL 60025**

ATA / GMT Title Agency
175 E. Hawthorn Parkway, Suite 135
Vernon Hills, IL 60061
File # 22818205-1

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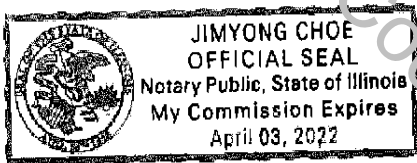
Dated this 25th, day of January, 2022.

Becky H. Choi
Becky H. Choi

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Becky H. Choi**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 25th, day of January, 2022.



Jimyong Choe
Notary Public

My commission expires:

THIS DOCUMENT PREPARED BY:

Su Ji Moon
Law Office of Su Ji Moon
830 S. Buffalo Grove Road, Ste 106
Buffalo Grove, IL 60089

MAIL TAX BILL TO:

Nineve Benjamin and Sabrina Aziz Aziz
2527 Fontana Dr.
Glenview, IL 60025

MAIL RECORDED DEED TO:

Nineve Benjamin & Sabrina Aziz
2527 Fontana Dr.
Glenview IL 60025

PROPOSED Cook County Clerk's Office

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EXHIBIT A

LOT 6 IN BLOCK 4 IN BEL-AIR GARDENS ADDITION TO GLENVIEW, BEING A SUBDIVISION OF PART OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 12, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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Certification of Non-Foreign Status

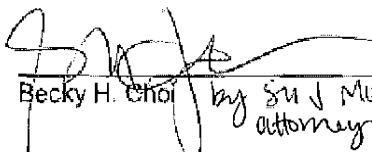
(individual)

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by Becky H. Choi ("Transferor"), the undersigned hereby certifies the following on behalf of the Transferor.

1. Transferor(s) is/are not a foreign person (as those terms are defined in the Internal Revenue Code and Income Tax Regulations)
2. Transferor(s) is/are not a disregarded entity, as defined in Treas. Reg. § 1.1445-2(b)(2)(iii)
3. Transferor's U.S. taxpayer identification number is Becky H. Choi: (on file with the title company) and
4. Transferor's address is 2527 Fontana Drive Glenview, IL 60025

The undersigned understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punishable by fine, imprisonment, or both.

Under penalties or perjury I/we declare that I/we have examined this certification and to the best of my/our knowledge and belief it is true, correct and complete, and I/we further declare that I/we have authority to sign this document.


Becky H. Choi by Su J Moon, attorney in fact

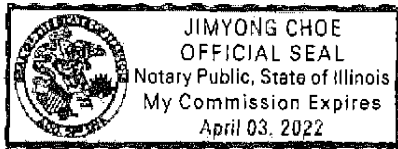
Date 1/27/22

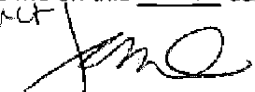
State of: IL)

)SS.

County of: COOK)

The foregoing instrument has been subscribed and sworn to before me on this 27th day of January, 2022 by Becky H. Choi, by Su J Moon, attorney in fact




Notary Public: JIMYONG CHOE
Notary County: COOK State: IL
Commission Expires: APRIL 3, 2022
Acting In: _____

File No.: 22818205-IL