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Doc#: 2204607285 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2022 01:22 PM Pg: 1 of 4

Dec ID 20220201623288
ST/CO Stamp 0-291-719-568 ST Tax \$46.00 CO Tax \$23.00
City Stamp 2-054-703-504 City Tax: \$483.00

RECORDING COVER PAGE

Fidelity National Title

WARRANTY DEED

SC22000900

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WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR,

Galaxy Realty Management LLC,
a limited liability company formed under the laws of the State of Illinois, for and in
Consideration of TEN AND NO 00/100 (\$10.00)
DOLLARS and other Good and valuable
consideration in hand paid,
CONVEYS and WARRANTS to the
GRANTEE Overseas Properties LLC,
An Illinois limited liability company
As **SOLE OWNER**

all interest in the following described Real estate
situated in the county of
Cook, State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Real estate taxes (2) Covenant, conditions, restrictions and easements apparent or of record; (3) All applicable zoning laws and ordinances; Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD of said premises forever.


NON HOMESTEAD PROPERTY

Permanent Index Number: 25-21-333-013-0000

Address of Real Estate: 11833 S. Parnell Ave Chicago, IL 60628



DATED this 11 day of Feb, 2020.


----- (SEAL)
Galaxy Realty Management LLC

REAL ESTATE TRANSFER TAX		14-Feb-2022
	CHICAGO:	345.00
	CTA:	138.00
	TOTAL:	483.00 *

25-21-333-013-0000 | 20220201623288 | 2-054-703-504
* Total does not include any applicable penalty or interest due.

FIDELITY NATIONAL TITLE
SC22000900

REAL ESTATE TRANSFER TAX		14-Feb-2022
 	COUNTY:	23.00
	ILLINOIS:	46.00
	TOTAL:	69.00

25-21-333-013-0000 | 20220201623288 | 0-291-719-568

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STATE OF ILLINOIS)
COUNTY OF COOK)

Exempt under Provisions
Of paragraph D section
31- 45 -----

_____2/11/22____ Date

Buyer/Seller/Rep

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Shahzad Khan, personally known to me be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as 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 & official seal this 11 day of Feb, 2022.



[Signature]
Notary Public

Prepared by:

AAI LAW Group LLC

Aftab A. Iqbal/ *Attorney at Law*

477 E. Butterfield Road Suite #108

Lombard, Illinois 60148

Mail and Tax Bill to:

OVERSEAS PROPERTIES LLC

8240 MAJOR AVE

MORTON GROVE IL 60053

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EXHIBIT "A" Legal Description

THE SOUTH 3 FEET OF LOT 13 AND LOT 14 (EXCEPT THE SOUTH 19 FEET THEREOF), ALL IN BLOCK 4 ALL IN HANNAH B. GANO'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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