

# UNOFFICIAL COPY



**GENERAL WARRANTY DEED  
ILLINOIS STATUTORY  
(Non-Homestead)**

Doc# 2206957017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/10/2022 12:52 PM PG: 1 OF 5

**THE GRANTOR Ammar Ziadah**, a married man, of 6864 Oakview Ct., Oak Forest, Illinois 60452 in the County of Cook, State of Illinois, for and in consideration of TEN and no/100---DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

**GRANTEE:** Ammar Ziadah, a married man, of 6864 Oakview Ct., Oak Forest, Illinois 60452 an undivided Ninety-Nine Percent (99%) interest and Mohammad Abdelkader, of 15727 Peggy Lane, Unit 9 Oak Forest, Illinois 60452 an undivided One Percent (1%) interest, as tenants in common of the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit.

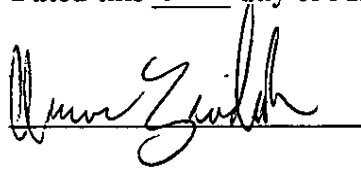
**SEE EXHIBIT A**

**SUBJECT TO:** General real estate taxes not yet due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises, and public road and highways, if any, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**Permanent Index Number: 28-17-416-009-1081**

**Property Address: 15727 Peggy Lane, Unit 9 Oak Forest, Illinois 60452**

Dated this 03<sup>rd</sup> day of January 2022 ~~March, 2020~~ S. A. Z.

 (SEAL)

**This transfer is exempt under the provisions of paragraph E section 4, Real Estate Act**

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State of Illinois )

County of *Cook* )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that, **Ammar Ziadah**, 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 said 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 official seal, this 03<sup>rd</sup> day of January, 2022

*Stella Parhas*



NOTARY PUBLIC *Stella Parhas*

This instrument was prepared by: David R. Sweis, Esq. of 1431 Opus Place, Suite 110, Downers Grove, Illinois 60515.

**MAIL RECORDED DEED TO:**

**Ammar Ziadah**  
6864 Oakview Ct.  
Oak Forest, Illinois 60452

**SUBSEQUENT TAX BILLS TO:**

**Ammar Ziadah**  
6864 Oakview Ct.  
Oak Forest, Illinois 60452

Property of *Stella Parhas*  
Cook County Clerk's Office

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## LEGAL DESCRIPTION

UNIT 7-9 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON SURVEY ATTACHED AS EXHIBIT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS OF SHIBUI SOUTH CONDOMINIUM, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1984 AND KNOWN AS TRUST NUMBER 61991, RECORDED MARCH 5, 1993 AS DOCUMENT 93168945, AS AMENDED FROM TIME TO TIME IN THE WEST  $\frac{1}{4}$  OF THE WEST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 17 TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX	10-Mar-2022
	
	
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-17-416-009-1081 | 20220301647893 | 0-767-071-632

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 01 | 03 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION:

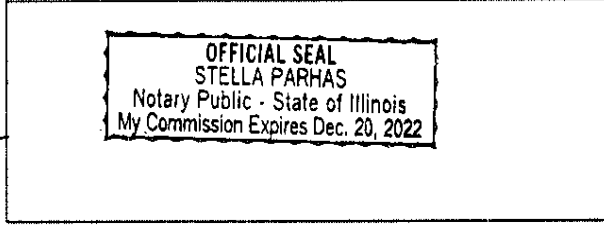
The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.  
Subscribed and sworn to before me, Name of Notary Public: Stella Parhas, a Notary Public

By the said (Name of Grantor): Ammar Ziadah

On this date of: 01 | 03 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 01 | 03 | 2022

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION:

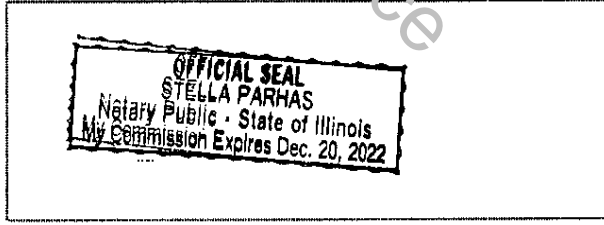
The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.  
Subscribed and sworn to before me, Name of Notary Public: Stella Parhas, a Notary Public

By the said (Name of Grantee): Mohammad Abdulkader

On this date of: 01 | 03 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**