

UNOFFICIAL COPY

Doc#. 2221645101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/04/2022 04:17 PM Pg: 1 of 2



4107167405 1/2 ALS

Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
~~TENANTS BY THE ENTIRETY~~**

Dec ID 20220701693827
ST/CO Stamp 1-741-718-096 ST Tax \$520.00 CO Tax \$260.00
City Stamp 1-536-197-200 City Tax: \$5,460.00

ENT

* a married man

** a married man


THE GRANTOR(S), Sergio Arias and Maria E. Arias, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Hasan Bin Anwar* and Sulaiman Bin Hasan* as joint tenants (GRANTEE'S ADDRESS) 6423 N. Washonaw Ave., Apt. 2, Chicago, IL 60645 of the County of Cook, husband and wife, ~~not as joint tenants or tenants in common but as tenants by the entirety~~, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 72 IN ARTHUR AVENUE SUBDIVISION, BEING 6 CHAINS NORTH OF THE SOUTHWEST CORNER OF SECTION 31; THENCE NORTH 6.5 CHAINS; THENCE EAST 40 CHAINS; THENCE SOUTH 6.5 CHAINS; THENCE WEST 40 CHAINS TO POINT OF BEGINNING IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SUBJECT TO: General real estate taxes not due and payable at the time of closing, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)2021, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, ~~not as joint tenants or tenants in common but as tenants by the entirety forever.~~

Permanent Real Estate Index Number(s): 11-31-312-023-0000
Address(es) of Real Estate: 6438 N. Claremont Ave., Chicago, Illinois 60645

REAL ESTATE TRANSFER TAX		03-Aug-2022
	CHICAGO:	3,900.00
	CTA:	1,560.00
	TOTAL:	5,460.00 *

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

REAL ESTATE TRANSFER TAX		03-Aug-2022
	COUNTY:	260.00
	ILLINOIS:	520.00
	TOTAL:	780.00

11-31-312-023-0000 | 20220701693827 | 1-741-718-096

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Dated this 20 day of July, 2022

Sergio Arias
Sergio Arias

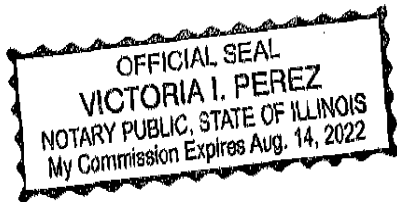
Maria E. Arias
Maria E. Arias

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sergio Arias and Maria E. Arias,

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 and official seal, this 20 day of July, 2022



Victoria I. Perez (Notary Public)

Prepared By: Victoria I. Perez, P.C.
Attorney at Law
4126 N. Lincoln Ave., Suite 1
Chicago, Illinois 60618

Mail To:
~~Hasan Khan~~ Hasan Bin Anwar and Sulaiman Bin Hasan
~~1000 N. Milwaukee Ave., Suite 203~~ 6438 N. Claremont Ave
~~Chicago, Illinois 60642~~ Chicago IL 60645

Name & Address of Taxpayer:
~~Hasan Bin Anwar and Sulaiman Bin Hasan and Sakinah Binti Yusop~~
6438 N. Claremont Ave.
Chicago, Illinois 60645