

Doc#: 2236133182 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/27/2022 11:48 AM Pg: 1 of 5

**WARRANTY DEED**

Statutory (Illinois)

**THE GRANTOR:**

**JONG PIL KANG**

A married man,  
of the City of Los Angeles,  
State of California, for and in  
Consideration of Ten and  
no/100 Dollars (\$10.00) in hand paid,  
and other good and valuable consideration,

CONVEYS and WARRANTS to

**MANZOOR HUSSAIN,**

*BIDDER MARJAN LLC, an Illinois limited liability company*  
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

**STREET ADDRESS: 5854-58 North Lincoln Avenue, Chicago, Illinois 60659**

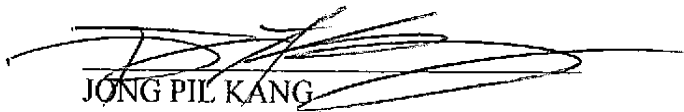
**PIN: 13-01-312-006-0600 & 13-01-312-007-0000**

Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2022 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

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, forever.

DATED THIS 6 DAY OF DECEMBER, 2022.

THIS IS NOT HOMESTEAD PROPERTY

  
JONG PIL KANG

Acuity file  
6301 Dempster St. Suite 206  
Skokie, IL 60077

State of California, County of \_\_\_\_\_ ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JONG PIL KANG, 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this day of December, 2022.

NOTARY CERTIFICATE ATTACHED

NOTARY PUBLIC

*This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.*

Mail To: Send Subsequent Tax Bills To:  
*Bidder MARJAN LLC*  
*C/O Mark AHMAD*  
*3372 W Devon Ave*  
*LINCOLNWOOD ILLINOIS 60712*

# UNOFFICIAL COPY

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

On 12/6/2022 before me, JUNSOO KIM Notary Public.  
(insert name and title of the officer)

personally appeared Jong Pil Kang  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



\*Ref: Warranty deed.

# UNOFFICIAL COPY

File #: 44452

Exhibit "A"

Property Address: 5854-58 North Lincoln Avenue, Chicago, IL 60659

County: Cook

Tax Parcel #: 13-01-312-006-0000 & 13-01-312-007-0000

LOTS 6 AND 7 IN BLOCK 35 IN W.F. KAISER AND COMPANY'S PETERSON WOODS ADDITION TO ARCADIA TERRACE, IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Mail to:

Bidder Marjan LLC  
c/o Mark Ahmad  
3372 W. Devon Ave  
Lincolnwood Il. 60712

Tax Bill

Bidder Marjan LLC  
c/o Mark Ahmad  
3372 W. Devon Ave  
Lincolnwood Il. 60712

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX** 19-Dec-2022

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CHICAGO:	2,625.00
CTA:	1,050.00
<b>TOTAL:</b>	<b>3,675.00 *</b>



13-01-312-006-0000 | 20221201614850 | 0-291-773-776

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

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**REAL ESTATE TRANSFER TAX**

19-Dec-2022



<b>COUNTY:</b>	175.00
<b>ILLINOIS:</b>	350.00
<b>TOTAL:</b>	525.00

13-01-312-006-0000

20221201614850 | 1-131-486-544