

# UNOFFICIAL COPY

Doc#: 2311728148 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/27/2023 02:21 PM Pg: 1 of 2

## WARRANTY DEED State of Illinois

Dec ID 20230401696221  
ST/CO Stamp 0-048-676-048 ST Tax \$385.00 CO Tax \$192.50

Send future tax bills to:

Javier Boyas  
919 South Elmhurst Road  
Mount Prospect, Illinois 60056

After recording, mail to:

Javier Boyas  
919 South Elmhurst Road  
Mount Prospect, Illinois 60056

Starck Title Services, ST23023521

THIS INDENTURE WITNESSETH, that the Grantor(s), FALAAH FALIH, an unmarried man, of the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO JAVIER BOYAS, an unmarried man, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

**LOT 2 IN COUNTRY CLUB TERRACE, A SUBDIVISION OF PART OF LOTS 16 AND 18 IN OWNERS SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1955 AS DOCUMENT 16243657 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 20, 1955 AS DOCUMENT LR1595957, IN COOK COUNTY, ILLINOIS.**

**Permanent Index Numbers (PIN): 08-13-107-010-0000**

**Address of Real Estate: 919 South Elmhurst Road  
Mount Prospect, Illinois 60056**

Subject to the following restrictions: a) general real estate taxes not due and payable at the time of closing; b) special assessments confirmed after the contract date; c) zoning laws and ordinances; d) building and building lines; e) covenants, conditions, restrictions of record and easements for the use of public utilities.

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

REAL ESTATE TRANSFER TAX

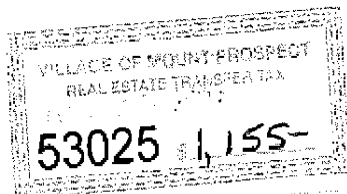
27-Apr-2023



|           |        |
|-----------|--------|
| COUNTY:   | 192.50 |
| ILLINOIS: | 385.00 |
| TOTAL:    | 577.50 |

08-13-107-010-0000

| 20230401696221 | 0-048-676-048



# UNOFFICIAL COPY

Dated this 13 day of April, 2023

Falaah Falih  
Falaah Falih

STATE OF ILLINOIS       )  
COUNTY OF COOK       )       ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Falaah Falih, personally known to me to be the same person(s) whose names is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as a 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 13<sup>th</sup> day of April, 2023.



Trisha Chokshi  
Notary Public

This Instrument was prepared by:

Trisha Chokshi, Esq.  
Chokshi Filippone Law LLC  
401 E. Prospect Ave., Ste. 211  
Mount Prospect, IL 60056

COOK County Clerk's Office