

# UNOFFICIAL COPY

Doc# 2315212006 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/01/2023 09:10 AM Pg: 1 of 2

WARRANTY DEED  
ILLINOIS STATUTORY

*GIT 410746216*

Dec ID 20230501631898  
ST/CO Stamp 0-977-836-752 ST Tax \$400.00 CO Tax \$200.00  
City Stamp 1-681-332-944 City Tax: \$4,200.00

**GIT**

*Marrried* THE GRANTORS, SEPIDEH ABBASZADEH-FARD AKA SEPIDEH ABBAS ZADEH FARD  
and SHERVIN MOSLEHI, MARRIED of the COUNTY OF COOK, STATE OF COOK, for and  
consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid;  
CONVEY and WARRANT TO:

*LLC- 6122*  
YAROSH Investments of City of Chicago, State of Illinois the following  
described Real Estate situated in the County of Cook in the State of Illinois, to wit:


LOT 158 (EXCEPT THE WEST 12-1/2 FEET THEREOF) AND LOT 159 (EXCEPT THE EAST  
12-1/2 FEET THEREOF) IN DILLMAN PLACE, A SUBDIVISION OF THE NORTH 1/2  
(EXCEPT THE SOUTH 10 ACRES THEREOF) OF THE SOUTH 1/2 OF THE SOUTHWEST  
1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6122 West Henderson Street Chicago, IL 60634

Permanent Real Estate Index Number(s) 13-20-318-031-0000



SUBJECT TO: General real estate taxes not due and payable at the time of  
Closing, covenants, conditions, and restrictions of record, building lines and  
easements, if any, so long as they do not interfere with the current use and  
enjoyment of the Real Estate.

And the said Granter hereby expressly waives and releases any and all right or benefit under and by virtue of  
any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX	31-May-2023
 CHICAGO:	3,000.00
CTA:	1,200.00
TOTAL:	4,200.00 *

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

REAL ESTATE TRANSFER TAX	31-May-2023
 COUNTY:	200.00
 ILLINOIS:	400.00
TOTAL:	600.00

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