

UNOFFICIAL COPY

Saturn Title LLC
2335905

445



Doc# 2324222005 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/30/2023 10:04 AM PG: 1 OF 2

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S) **MATTHEW BALUYUT**, a single man, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Ilyas Syed and Myamona S. Tahseen, unmarried** of 6019 N. Talman Ave., Chicago, IL 60659,

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY


all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

THE EAST 54 FEET 4 INCHES OF LOT 1 AND THE EAST 54 FEET 4 INCHES OF THE NORTH 10 FEET OF LOT 2 IN BLOCK 7 IN CONGDON RIDGE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST FRACTIONAL 1/4 IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 11-30-318-027-0000
Property Address: 2337 W. Chase Ave., Chicago, IL 60645



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

Subject, however, to the general taxes for the year of **2022** and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

REAL ESTATE TRANSFER TAX	16-Aug-2023
 CHICAGO:	1,957.50
CTA:	783.00
TOTAL:	2,740.50 *

11-30-318-027-0000 | 20230701675544 | 0-950-027-728

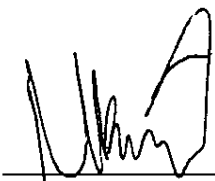
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	16-Aug-2023
 COUNTY:	130.50
 ILLINOIS:	261.00
TOTAL:	391.50

11-30-318-027-0000 | 20230701675544 | 0-507-610-576

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Dated this 11th day of AUGUST, 2023.

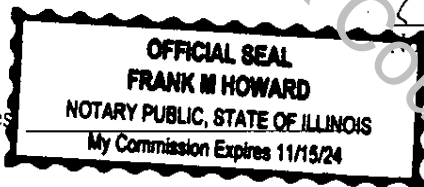


Matthew Baluyut

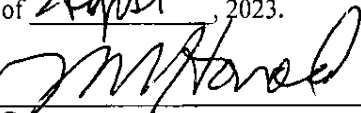
STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MATTHEW BALUYUT**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 11th day of August, 2023.



My commission expires



Notary Public

THIS DOCUMENT PREPARED BY:

Frank M. Howard
700 Busse Hwy
Park Ridge, IL 60068-2402

MAIL TAX BILL TO:

Ilyas Syed and Mymoona S. Tahseen
6019 N. Talman Ave.
Chicago, IL 60659

MAIL RECORDED DEED TO:

Ilyas Syed and Mymoona S. Tahseen
6019 N. Talman Ave.
Chicago, IL 60659

Property of Cook County Clerk's Office