

# UNOFFICIAL COPY

Doc#. 2326213466 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/19/2023 04:12 PM Pg: 1 of 3

Dec ID 20230901623752

ST/CO Stamp 1-613-618-640 ST Tax \$710.00 CO Tax \$355.00

City Stamp 0-547-962-320 City Tax: \$7,455.00

This document prepared by:  
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Christopher A. Cali, Esq.  
200 S. Michigan Ave. Suite 1100  
Chicago, Illinois 60604

**FIRST AMERICAN TITLE**  
**FILE #** AF1036464 *MS*

## WARRANTY DEED

*unmarried man*  
THE GRANTOR, SHAWN KOHLI, with an address of 9252 N. Kilbourn Ave., Skokie, Illinois, for and in consideration of *Ten and No/100* (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEE, SYED SHAH, *a married man* 170 Carol Ct, Deerfield IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Premises commonly known as and located at:  
2117 W. Arthur Ave.  
Chicago, Illinois 60645

Permanent Real Estate Index Number(s): 11-31-317-003-0000

TO HAVE AND TO HOLD said premises.

SUBJECT TO: General Real Estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; existing leases or tenancies.

THIS IS NOT HOMESTEAD PROPERTY

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IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on 13th day of September, 2023.

GRANTOR:

[Signature]  
SHAWN KOHLI

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 SHAWN KOHLI, personally 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 notarial seal this 13 day of September, 2023.

[Signature]  
Notary Public

Mail all future tax bills to:

Syed Shah  
845 Deene Park Ct  
Deerfield IL 60015



Mail recorded deed to:

Syed Shah  
1750 Carol Ct  
Deerfield, IL 60015

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## EXHIBIT "A"

### LEGAL DESCRIPTION OF REAL ESTATE

LOT 139 IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST QUARTER (1/4) OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922, AS DOCUMENT NO. 7366967, IN COOK COUNTY, ILLINOIS.

Commonly known as:  
2117 W. Arthur Ave., Chicago, Illinois 60645  
PIN: 11-31-317-003-0000

Property of Cook County Clerk's Office