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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2328433330 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/11/2023 01:35 PM Pg: 1 of 3

Dec ID 20231001641483
ST/CO Stamp 0-266-515-408 ST Tax \$595.00 CO Tax \$297.50

(C1)

LB NW 7151349SK
10 of 1

THE GRANTOR(S), **BHARUCH LLC**, an Illinois limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Conveys(s) and Warrant(s) to **KHALID J. SIDDIQUI**, a 50% undivided interest and **AHMAD ABUSHANAB**, a 50% undivided interest, all as tenants in common, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; and building lines and easements, if any, provided they do not underlie the premises or interfere with the current use and enjoyment of the Real Estate.

Subject property is non-homestead property

Permanent Real Estate Index Number(s): 15-14-330-020-0000

Address(es) of Real Estate: 201-211 West Roosevelt Road, Maywood, Illinois 60153

Dated this 15th day of February, 2021



BHARUCH LLC by Irfan Bhagat,
one of its managers



BHARUCH LLC by Mohammed Ahmed,
one of its managers

Real Estate Transfer Tax Paid

2380-00
Village of Maywood
10/5/2023

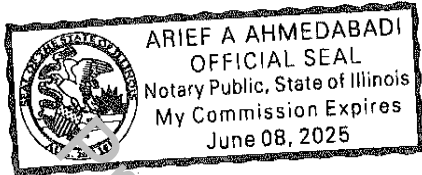
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STATE OF ILLINOIS, COUNTY OF COOK

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Irfan Bhagat and Mohammed Ahmed**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of September, 2023



[Signature] (Notary Public)

Prepared By: Barry C. Zachary, Esq.
Barry C. Zachary P.C.
2700 Patriot Blvd, Suite 250
Glenview, Illinois 60026

Mail To:

KHALID J. SIDDIQUI
1535 W. GRAND AVE
CHICAGO, IL 60642

Name & Address of Taxpayer:

KHALID J. SIDDIQUI
1535 W. GRAND AVE.
CHICAGO, IL 60642

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LEGAL DESCRIPTION

Order No.: 23NW7151349SK

For APN/Parcel ID(s): 15-14-330-020-0000

SUB-LOTS 11 TO 15, INCLUSIVE, IN STANNARD'S SUBDIVISION OF LOTS 5 AND 6 IN BLOCK 15 AND LOTS 5 AND 6 IN BLOCK 16 IN STANNARD'S SECOND ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office