

UNOFFICIAL COPY

WARRANTY DEED

Illinois Statutory

Doc#: 2335213074 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/18/2023 10:11 AM Pg: 1 of 4

Dec ID 20231201696664

RECORDER'S STAMP

MAIL TO:

AZIZI PROPERTIES LLC

6025 N Hiawatha Ave

Chicago, IL 60646

NAME AND ADDRESS OF
TAXPAYER:

AZIZI PROPERTIES LLC

6025 N Hiawatha Ave

Chicago, IL 60646

THE GRANTOR(S) SAAD INVESTMENTS GROUP LLC, an Illinois Limited Liability Company, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to AZIZI PROPERTIES LLC – 9209 POTTER AVE UNIT 1E, an Illinois Limited Liability Company, in severalty, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

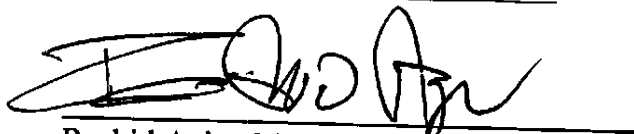
Legal Description: See Attached Legal Description

Permanent Index Number(s): 09-15-103-017-1005

Property Address: 9209 Potter Road, Unit 1E, Des Plaines, Illinois 60016

TO HAVE AND TO HOLD said premises forever. The grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED: 5-30-23



Rashid Aziz, Manager of
SAAD INVESTMENTS GROUP LLC

Property not located in the corporate limits of
the City of Des Plaines. Deed or instrument
not subject to transfer tax.




City of Des Plaines

UNOFFICIAL COPY

STATE OF ILLINOIS)
County of Cook)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Rashid Aziz, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 30th day of MAY, 2023.


Notary Public



NAME AND ADDRESS OF PREPARER:
Amro Shamaileh
Mohammed, Shamaileh & Tabahi, LLC
2040 N. Harlem Avenue
Elmwood Park, IL 60707

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT 105-E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK COLONY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25596214, IN PART OF THE SOUTH 17 1/2 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MARCH 15, 1980 AND RECORDED SEPTEMBER 24, 1980 AS DOCUMENT 25596208 FOR INGRESS AND EGRESS.

Permanent Index #'s: 09-15-103-017-1005 Vol. 0088

Property Address: 9209 Potter Road, Unit 1E, Des Plaines, Illinois 60016

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated November 27, 2023 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Agent of Grantor
this 27 day of November,
2023.

NOTARY PUBLIC [Signature]

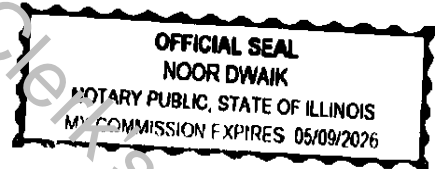


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date November 27, 2023 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Agent of Grantee
This 27 day of November,
2023.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)