

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2405840106 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/27/2024 01:40 PM Pg: 1 of 3

Dec ID 20240201636582  
ST/CO Stamp 0-672-158-256

## ILLINOIS STATUTORY

JOINT

to

LLC

**THE GRANTORS, Shabbir Hussain and Duriya Hasan, his wife, of 1020 Oakland Dr.**, of the Village of Barrington, County of Cook, State of Illinois for and in consideration of TEN and 00/100ths (\$10.00) DOLLARS and other good and valuable considerations in hand paid.

**CONVEY AND WARRANT TO Tulip LLC**, an Illinois limited liability company, organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at 1020 Oakland Drive, in the Village of Barrington, County of Cook, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH ½ OF LOT 67, LOT 68 AND LOT 69 IN KIRCHMAN AND JEDLAN'S RIVERSIDE PARKWAY AND HARLEM AVENUE SUBDIVISION OF THAT PART OF LOT 2 LYING SOUTH OF THE CENTER OF RIVERSIDE PARKWAY AND

ALL OF LOTS 3 AND 4 OF CIRCUIT COURT PARTITION OF THE SOUTHEAST 1/4 AND THE EAST ½ OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### SUBJECT TO:

- a) General real estate taxes not due and payable at the time of closing.
- b) 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 property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s) 15-25-418-037-0000.

Address(es) of real estate: 3024 South Harlem Avenue, Riverside, IL 60546.

**Fidelity National Title CL24002638A**

# UNOFFICIAL COPY

DATED this 31st day of July, 2023.

Shabbir Hussain (SEAL)  
 Shabbir Hussain

Duriya Hasan (SEAL)  
 Duriya Hasan

REAL ESTATE TRANSFER TAX		20-Feb-2024	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
15-25-418-037-0000	20240201836582	0-672-158-258	

STATE OF ILLINOIS )  
 ) ss  
 County of MCHENRY )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shabbir Hussain and Duriya Hasan, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments as 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 31st day of July, 2023.

Deann R Ryan  
 Notary Public



(Seal)

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), SEC. 4,  
 OF THE REAL ESTATE TRANSFER TAX ACT.

DATED: 7-31-23  
Jerome C. Majewski  
 SIGNATURE OF BUYER, SELLER, OR THEIR REPRESENTATIVE.

This instrument was prepared by: Jerome C. Majewski, 44 N. Virginia St., Suite 2D, Crystal Lake, IL 60014	
Mail To:	Grantee's Address & Send Subsequent Tax Bills To:
Jerome C. Majewski	Tulip LLC
NAME	NAME
44 N. VIRGINIA ST., STE. 2D	1020 OAKLAND DRIVE
ADDRESS	ADDRESS
CRYSTAL LAKE, IL 60014	BARRINGTON, IL 60010
CITY, STATE, ZIP	CITY, STATE, ZIP

Compliance or Exemption Approved  
 Village of Riverside

BY: Maria Probst

Date: 8-1-2023

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 acquire and hold title to real estate in Illinois, or another 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.

DATED: 2 | 20 | 2024

SIGNATURE: *Jerome C. Majewski*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Georgette V. Santucci

By the said (Name of Grantor): Jerome C. Majewski AFFIX NOTARY STAMP BELOW

On this date of: 2 | 20 | 2024

NOTARY SIGNATURE: *Georgette V. Santucci*



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 acquire and hold title to real estate in Illinois or other 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.

DATED: 2 | 20 | 2024

SIGNATURE: *Jerome C. Majewski*  
GRANTEE or AGENT

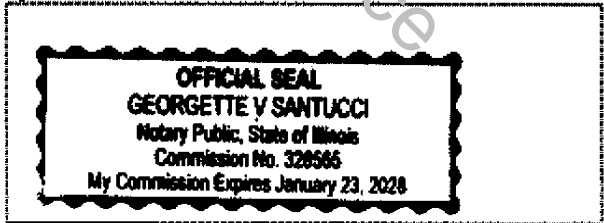
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Georgette V. Santucci

By the said (Name of Grantee): Jerome C. Majewski AFFIX NOTARY STAMP BELOW

On this date of: 2 | 20 | 2024

NOTARY SIGNATURE: *Georgette V. Santucci*



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**