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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/8/2024 12:00 AM Pg: 1 of 4

Doc ID 20240301646483

ST/Co Stamp 1-341-278-768 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-869-040-176 City Tax \$0.00

WARRANTY DEED

THE GRANTORS (NAME AND ADDRESS)

Anwar Zia
5812 N Virginia,
Chicago, IL 60659

(The Above Space for Recorder's Use Only)

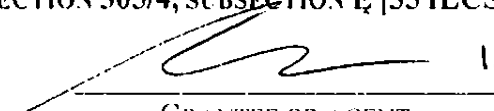
THE GRANTOR, Anwar Zia, not married, of 5812 N Virginia, Chicago, IL 60659 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Sami Syed Mohiuddin as trustee of the Sami Syed Mohiuddin Revocable Living Trust dated January 26, 2024, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 25-09-418-036-0000 and 25-09-413-009-0000

Property Address: 10130 S. Yale Ave., Chicago, IL 60628 and
10024 S. Perry Ave., Chicago, IL 60628

EXEMPT TRANSFER UNDER THE REAL ESTATE TRANSFER ACT
SECTION 305/4, SUBSECTION E [35 ILCS 305/4]


GRANTEE OR AGENT

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

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

Dated this 26th day of January, 2024.


Anwar Zia

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anwar Zia 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 in the instrument 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 20th day of Jan, 2024.



Notary Public

THIS INSTRUMENT PREPARED BY
Richard Kim
Law Offices of CK & Associates, LLC
8930 Waukegan Rd., Ste. 210
Morton Grove, IL 60053

MAIL TO:

Owner of Record
5812 N Virginia,
Chicago, IL 60659

SEND SUBSEQUENT TAX BILLS TO:

Owner of Record
5812 N Virginia,
Chicago, IL 60659

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

The South 1/2 of Lot 13 and the North 17-1/2 Feet of Lot 14 in Block 20 in the Subdivision of Blocks 5, 10, 19 and 24 and the East 1/2 of Blocks 6, 9, 20 and the West 1/2 of Blocks 4, 11 and 18, Lots 1 and 4 in Block 23, and Lots 2 and 3 in Block 25 in Fernwood, a resubdivision of the Southeast 1/4 of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 25-09-418-036-0000

Property Address: 10130 S. Yale Ave., Chicago, IL 60628

Parcel 2:

Lot 9 in Block 3 in the Second Cottage Addition to Roseland, in the South East 1/4 of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 25-09-413-009-0000

Property Address: 10024 South Perry Avenue, Chicago, IL 60628

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STATEMENT BY GRANTOR AND GRANTEE

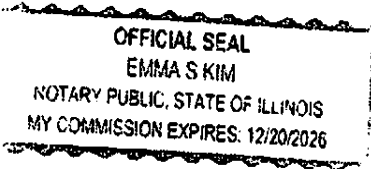
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 this 16th day of Feb 2024.

Signature *[Handwritten Signature]*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTOR
THIS 16th DAY OF Feb 2024

NOTARY PUBLIC *[Handwritten Signature]*



The grantee or his/her 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 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 this 16th day of Feb 2024

Signature *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTEE
THIS 16th DAY OF Feb 2024

NOTARY PUBLIC *[Handwritten Signature]*

