

# UNOFFICIAL COPY



Doc# 2408123012 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 3/21/2024 10:19 AM  
PAGE: 1 OF 2

## WARRANTY DEED

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

File No: 23160477 <sup>2/2</sup>

THIS INDENTURE WITNESSETH, that the Grantor(s), Starline Realty LLC, an Illinois limited liability company, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Buyer, Q Portfolio LLC, an Illinois limited liability company, the following described real estate, to-wit:

THE NORTH 27 FEET OF THE NORTH 50 FEET OF THE SOUTH 133 1/2 FEET OF THE EAST 130 FEET OF LOT 4 IN COUNTY CLERKS DIVISION OF LOTS 3 AND 4 OF BLOCK 13 OK SKINNER AND JUDD'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 20-21-211-038-0000

Address of Real Estate: 6548 S. Perry Avenue, Chicago, IL 60621

Subject to the following restrictions: a) all taxes and special assessments for the year \_\_\_\_\_ and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 21 Day of February 2024

\_\_\_\_\_  
Yasir Kanan

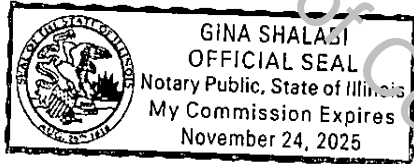
3/21/24  
Y  
K

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Yasir Kanan, as manager of Starline Realty LLC, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 21 day of February, 2024  
Gina Shalasi  
Notary Public



This Instrument was prepared by:  
Samie Ata  
10320 S Harlem Ave  
Palos Hills IL 60465

Future Tax Bills to: Q Portfolio LLC  
2120 W. 95th St.  
Chicago, IL 60643

After recording return, document to:  
Q Portfolio LLC  
2120 W. 95th St.  
Chicago, IL 60643

REAL ESTATE TRANSFER TAX		06-Mar-2024	
	COUNTY:	532.25	
	ILLINOIS:	1,064.50	
	TOTAL:	1,596.75	
20-21-211-038-0000		20240201643249   0-593-308-208	

REAL ESTATE TRANSFER TAX		06-Mar-2024	
	CHICAGO:	7,983.75	
	CTA:	3,193.50	
	TOTAL:	11,177.25 *	
20-21-211-038-0000		20240201643249   0-622-316-080	

\* Total does not include any applicable penalty or interest due.