

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

Doc#: 2411424139 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/23/2024 10:59 AM Pg: 1 of 3

Dec ID 20240401682274
ST/Co Stamp 1-021-071-664 ST Tax \$825.00 CO Tax \$412.50
City Stamp 1-786-351-920 City Tax \$8,662.50

1 of 3
FIRST AMERICAN TITLE
FILE # AF1040911

Preparer File: AF1040911
FATIC No.: AF1040911

THE GRANTOR, CARPI DIEM INVESTMENTS, INC., a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the corporation, CONVEY(S) and WARRANT(S) to Fred Shahid and Marina Shahid, as Trustees of the Shahid Family Trust dated, September 17, 2018, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

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.

Permanent Real Estate Index Number(s): 20-22-231-008-0000

Address(es) of Real Estate: 6621 South Evans Avenue, Chicago, Illinois 60637

CARPI DIEM INVESTMENTS, INC.

By: _____

Sean Jones, President and sole shareholder



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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 Sean Jones, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that, as President and sole shareholder of Carpi Diem Investments, Inc., he signed and delivered the said instrument pursuant to authority given by said corporation, as his free and voluntary act on behalf of the corporation, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth

Given under my hand and official seal this 19 day of April, 2024.



Linda J Minnich
Notary Public

Prepared by:
Roderick D. Thomas
1444 North Farnsworth Avenue Suite 100
Aurora, IL 60505

Mail to:
Fred Shahid
Marina V Shahid
2489 BENT TREE DR
ROSEVILLE CA 95747

Name and Address of Taxpayer:
Fred Shahid
Marina V Shahid
2489 BENT TREE DR
ROSEVILLE CA 95747



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Lot 45 in the RESUBDIVISION of the North Half of Blocks 1 to 7 in MCCHESENEY'S HYDE PARK HOMESTEAD Subdivision, being in the South Half of the South Half of the Northeast Quarter of Section 22, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois.

Permanent Index #'s: 20-22-231-008-0000 (Vol. 258)

Property Address: 6621 S Evans Ave, Chicago, Illinois 60637

Property of Cook County Clerk's Office