

# UNOFFICIAL COPY

Doc#: 2413002082 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/9/2024 10:30 AM Pg: 1 of 2

Dec ID 20240201643511  
ST/Co Stamp 0-616-110-384 ST Tax \$1,064.50 CO Tax \$532.25  
City Stamp 0-473-274-672 City Tax \$11,960.27

## WARRANTY DEED

23160477  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

File No: 23160477

THIS INDENTURE WITNESSETH, that the Grantor(s), Kavya 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:

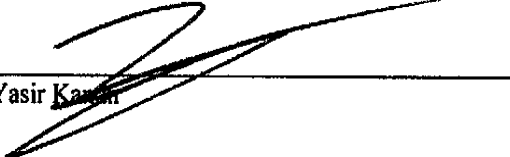
LOT 28 (EXCEPT THE EAST 72.15 FEET THEREOF) IN BLOCK 7 IN THE FOURTH ADDITION TO SHELDON HEIGHTS, A SUBDIVISION IN WEST ½ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 37 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-21-101-001-0000

Address of Real Estate: 723 W. 111<sup>th</sup> Street, Chicago, IL 60628

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<sup>st</sup> Day of February, 2024

\_\_\_\_\_  
  
Yasir Khan

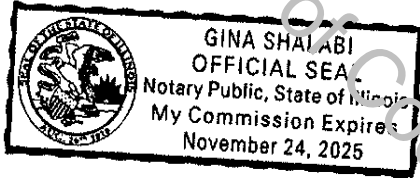
\_\_\_\_\_

# 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 Kavya 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 21st day of February, 2024




[Signature]  
Notary Public

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



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

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

| REAL ESTATE TRANSFER TAX   | 06-May-2024        |
|--|--------------------|
|  CHICAGO: | 7,983.75           |
| CTA:   | 3,193.50           |
| <b>TOTAL:</b>  | <b>11,177.25 *</b> |

25-21-101-001-0000 | 20240201643511 | 0-473-274-672

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

| REAL ESTATE TRANSFER TAX  | 06-May-2024     |
|---|-----------------|
|   COUNTY: | 532.25          |
| ILLINOIS:   | 1,064.50        |
| <b>TOTAL:</b>   | <b>1,596.75</b> |

25-21-101-001-0000 | 20240201643511 | 0-616-110-384