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First American Title Insurance Company



Doc#: 0407232138
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/12/2004 03:31 PM Pg: 1 of 4

QUIT CLAIM DEED
ILLINOIS STATUTORY
Individual

FATC

THE GRANTOR, Azar Katibeh, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Abbas Vahdani, all interest in the following described Real Estate situated in the County of in the State of, to wit:

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

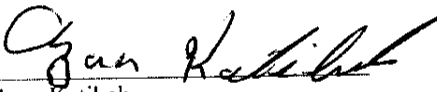
SUBJECT TO: Covenants, conditions, restrictions of record; private, public, and utility easements; special governmental taxes or assessments; general taxes for the years 2003, 2004 and subsequent years.

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): 17-09-112-053-0000

Address of Real Estate: 465 North Canal Street, Chicago, Illinois 60610

Dated this 12th day of March, 2004.


Azar Katibeh

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 12 day of March, 20 04.



Cathleen Goldner (Notary Public)

Mail To:

Abbas Vahdani
445 East North Water Street, Unit #1305
Chicago, Illinois 60611

Name and Address of Taxpayer:

Abbas Vahdani
465 N. Canal Street
Chicago, Illinois 60610

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Exhibit "A" – Legal Description

Parcel 1:

Lot 33 in Kinzie Park Subdivision being a resubdivision of Lots, Blocks and Vacated Streets and Alleys in Wabansia in the East half of the Northwest quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded July 27, 1999 as document 99712460 in the City of Chicago, Cook County, Illinois.

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 aforesaid, as set forth in the Declaration of Easements, Restrictions, Easements and By Laws for Kinzie Park Homeowners Association recorded May 27, 1999 as document 99514088.

Property of Cook County Clerk's Office

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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.

Date: 3/12/04

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID

THIS 12 DAY OF March,
20 04

NOTARY PUBLIC

[Handwritten Signature]



The grantee or his 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 title to real estate under the laws of the State of Illinois.

Date: 3/12/04

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID

THIS 12 DAY OF March,
20 04

NOTARY PUBLIC

[Handwritten Signature]



Note: 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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in _____, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]