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Doc#: 1030115001 Fee: \$42.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/28/2010 08:32 AM Pg: 1 of 3

After recording, return to
First American Title Insurance Company
7360 Bryan Dairy Rd, Ste 200
Largo, FL 33777

Tax Billing Address of Grantee:
6434 North Fairfield Avenue
Chicago, IL 60645

QUITCLAIM DEED (INDIVIDUAL)

THE GRANTOR, Jani Babakhani and Rima Soltani, husband and wife of the City of Chicago, County of Cook and State of Illinois, for the consideration of Ten Dollars (\$10.00), and other good and valuable considerations, in hand paid, by the Grantee, the receipt whereof is hereby acknowledged, by these presents, does hereby CONVEYS and QUITCLAIMS to Jani Babakhani and Rima Soltani, husband and wife and Alen Babakhani, a married person in the following described Real Estate situated in Cook County, Illinois, commonly known as 6434 North Fairfield Avenue, Chicago, Illinois 60645 legally described as:

Lot 7 in Block 3 in Devon California Addition, in Roger's Park being a Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, (except the East 696.75 feet thereof) in Cook County, Illinois; and

Being the same property conveyed to Jani Babakhani and Rima Soltani, by Warranty Deed, dated July 21, 1995 and recorded August 10, 1995, of record in Deed Document No. 95-527785 in the Office of the Recorder of Cook County, Illinois.

The Grantors warrant that the property is Non-Homestead to Alen Babakhani.

Address of Real Estate: 6434 North Fairfield Avenue, Chicago, Illinois 60645
Tax ID 10-36-424-016-0000

Exempt under 35ILCS 200/31-45
Paragraph E of the Real Estate Transfer Act

Date 10/10/10
RIMA SOLTANI
Signature of Buyer, Seller or Representative

S 14
P 3
S N
M N
SC N
E N
INT N

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Dated the 13 day of Oct, 2010.

JANI BABAKHANI
Jani Babakhani

RIMA SOLTANI
Rima Soltani

State of ILLINOIS

SS.

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Jani Babakhani and Rima Soltani, personally known to me to be the same person, and acknowledged that he/she signed, sealed and delivered the said instrument as 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 OCT. 13th 2010.

Commission expires OFFICIAL SEAL - 19
NOBEL ALLAHVIRDI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/30/14
NOTARY PUBLIC (Seal)

This Document prepared by:
Renee Ware, an employee of
First American Title Insurance Co.
7360 Bryan Dairy Road, Ste 200
Largo, FL 33777
877-859-3459

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.

Dated 10/13/2010, 20

Signature: JANI BABAKHANI
Grantor or Agent

Subscribed and sworn to before me
By the said ROMEL ALLAHVIRDI
This OCT, day of 13
Notary Public [Signature]

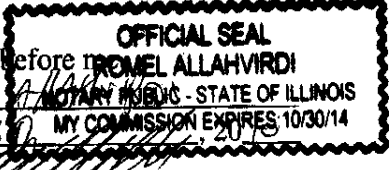


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10/13/2010, 20

Signature: RIMA SOLTANI
Grantee or Agent

Subscribed and sworn to before me
By the said ROMEL ALLAHVIRDI
This OCT, day of 13
Notary Public [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 of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)