

UNOFFICIAL COPY



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Doc#: 1133411016 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/30/2011 10:13 AM Pg: 1 of 4

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QUIT CLAIM DEED

THE GRANTORS

HADI HEDAYATI and NARGES HEDAYATI, husband and wife, of the Village of Burr Ridge, County of DuPage, State of Illinois, for and in consideration of Ten (\$10.00) and 00/100 DOLLARS, and other good & valuable considerations in hand paid,

CONVEY and QUIT CLAIM to

HADI HEDAYATI, as Trustee of the HADI HEDAYATI REVOCABLE TRUST DATED NOVEMBER 8, 2011  
2 Lake Ridge Court, Burr Ridge, Illinois 60527

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

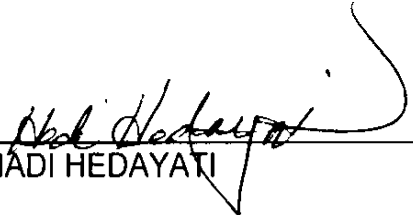
SEE ATTACHED EXHIBIT A


PERMANENT INDEX NO. 17-10-309-015-1119; 17-10-309-015-1360  
PROPERTY ADDRESS: 130 Garland Court, Unit 1905, Chicago, IL 60602

SUBJECT TO: General real estate taxes not due and payable at time of closing; Special assessments confirmed after the contract date; Building, building line and use or occupancy restrictions, conditions and covenants of record; Zoning laws and Ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois.

Dated this 8 day of Nov, 2011.

  
\_\_\_\_\_(SEAL)  
HADI HEDAYATI

  
\_\_\_\_\_(SEAL)  
NARGES HEDAYATI

S Y  
P Y  
S N  
SC Y  
INT AB

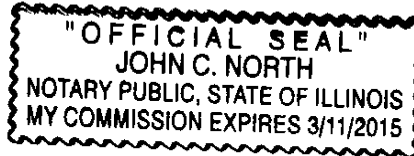
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State of Illinois )  
                          ) SS.  
County of Du Page )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT HADI HEDAYATI and NARGES HEDAYATI, husband and wife, personally known to me to be the same persons whose names 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 8 day of Nov, 2011.

\_\_\_\_\_  
Notary Public



This instrument was prepared by:  
*John C. North*  
BORLA, NORTH & ASSOCIATES  
6912 S. MAIN STREET, SUITE 200  
DOWNS GROVE, ILLINOIS 60516

Mail to:  
  
John C. North, Esq./jak  
BORLA, NORTH & ASSOCIATES  
6912 S. Main Street, #200  
Downers Grove, IL 60516

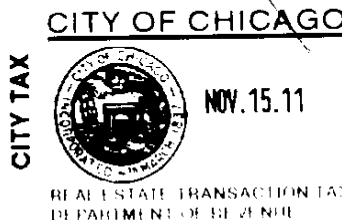
Address of property:  
  
130 Garland Court, Unit 1905  
Chicago, IL 60602

Mail tax bill to:  
  
Hadi Hedayati  
130 Garland Court, Unit 1905  
Chicago, IL 60602

THIS TRANSACTION IS EXEMPT UNDER PROVISIONS OF SECTION 4, PARAGRAPH E, OF THE REAL ESTATE TRANSFER TAX ACT FOR THE REASON THAT CONSIDERATION IS LESS THAN \$100.00.

DATE: 8 Nov 2011 \_\_\_\_\_

RECORDER'S OFFICE BOX NO. \_\_\_\_\_



# 0000001098	REAL ESTATE TRANSFER TAX
	0000000
	FP326650

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## EXHIBIT A

### Legal Description of Real Estate

#### PARCEL 1:

UNIT 1905 AND PARKING SPACE UNIT 5-3, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED S-807-33, IN THE HERITAGE AT MILLENNIUM PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF PART OF LOTS 1 TO 6, INCLUSIVE IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103107.

#### PARCEL 3:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED DECEMBER 16, 2004 AS DOCUMENT 0435103107 FOR INGRESS AND EGRESS, FOR MAINTENANCE, STRUCTURE SUPPORT, USE OF FACILITIES, ENCROACHMENTS, COMMON WALLS, UTILITIES AND PERMANENT CANOPY OVER THE LAND DESCRIBED HEREIN (SAID LAND COMMONLY REFERRED TO AS THE RETAIL PARCEL)

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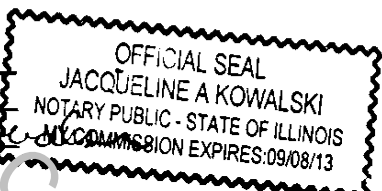
## STATEMENT BY GRANTOR AND GRANTEE

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 100. 25, 2011

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor  
This 8th day of November, 2011  
Notary Public [Handwritten Signature]

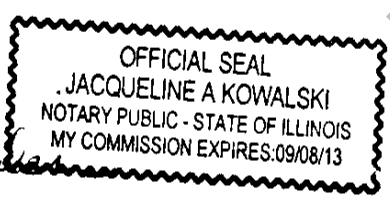


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Nov. 8, 2011

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 8th day of November, 2011  
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 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.)