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Doc#: 1204546009 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/14/2012 11:47 AM Pg: 1 of 4

Recording requested by: M. VILLA Space above reserved for use by Recorder's Office 4
When recorded, mail to: _____ Document prepared by: _____
Name: Margarita Villa Name Margarita Villa
Address: 4611 S. Clinton Ave. Address 4611 S. Clinton Ave.
City/State/Zip: FOREST VIEW, IL 60402 City/State/Zip FOREST VIEW, IL 60402
Property Tax Parcel/Account Number: 19-06-328-027-0000

Quitclaim Deed

This Quitclaim Deed is made on FEBRUARY 3RD, 2012, between
RAMZAN BEIKZADEH, Grantor, of 4611 S. Clinton Ave.
FOREST VIEW, City of FOREST VIEW, State of IL 60402,
and Margarita Villa, Grantee, of 4611 S. Clinton Ave.
FOREST VIEW, City of FOREST VIEW, State of IL 60402.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
and assigns, to have and hold forever, located at 4611 S. Clinton Ave
FOREST VIEW, City of FOREST VIEW, State of IL 60402.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of N/A shall be prorated between the Grantor and Grantee as of the date of
recording of this deed.

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Dated: February 13th, 2012

Ramezan Beikzadeh
Signature of Grantor

RAMEZAN BEIKZADEH
Name of Grantor

LARRY VOLPERT
Signature of Witness #1

LARRY VOLPERT
Printed Name of Witness #1

Shahram Beikzadeh
Signature of Witness #2

Shahram Beikzadeh
Printed Name of Witness #2

State of ILLINOIS County of COOK
On _____, the Grantor, RAMEZAN BEIKZADEH

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature



Notary Public,
In and for the County of COOK State of ILLINOIS
My commission expires: 12/16/13 Seal

Send all tax statements to Grantee.

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EXHIBIT 1

LEGAL DESCRIPTION OF REAL ESTATE LOCATED AT 7435 W. Washington, Forest Park, IL

That part of Lot 9 lying East of the East Line of Lot 10 and lying East of the East Line of Lot 10 extended North to Bergman Court in Christoph Bergman Estates in Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

the SE 1/4 of CPB.

*Pin# 19 06328-027-0000
4611 S. Clinton Ave.
~~449~~ Forest View, IL. 60402.*

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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.

Dated February 15th, 2012

Signature: *Ramezan Deitzadeh*
Grantor or Agent



Subscribed and sworn to before me
By the said _____
This 13th day of February, 2012
Notary Public Ricky Carranza

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 February 13th, 2012

Signature: *Maryam Deitzadeh*
Grantee or Agent



Subscribed and sworn to before me
By the said _____
This 13th day of February, 2012
Notary Public Ricky Carranza

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.)