

# UNOFFICIAL COPY



Doc#: 1207303002 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/13/2012 09:13 AM Pg: 1 of 6

Commitment Number: 304005  
Seller's Loan Number: 8000213301

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
7367A, E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-9605.

After Recording Return To:  
NationalLink  
300 Corporate Center Drive, Suite 300  
Moon Twp, PA 15108

Mail Tax Statements To: 6110 W. EDDY ST., CHICAGO, IL 60634

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-20-302-030-0000**

**QUITCLAIM DEED**

Riad Zayed and Nariman Zayed, Husband and Wife, as Joint Tenants, whose mailing address is 6110 W. EDDY ST., CHICAGO, IL 60634, hereinafter grantors, for \$ 1.00 (One Dollars and no cents) in consideration paid, grant and quitclaim to Nariman Zayed \_\_\_\_\_, hereinafter grantee, whose tax mailing address is 6110 W. EDDY ST., CHICAGO, IL 60634, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain parcel of land situate in the County of Cook, State of Illinois, described as follows: LOT 344 IN ALBERT J. SCHORSCH IRVING PARK BOULEVARD GARDENS TENTH ADDITION, BEING A SUBDIVISION IN THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Being the same property conveyed to Riad Zayed and Nariman Zayed, Husband and Wife, as

S Yes  
P 6  
S N  
M N  
SC Yes  
E Yes  
INT DN

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Joint Tenants, by deed recorded \_\_\_\_\_ in Cook County Records.

Property Address is: 6110 W. EDDY ST., CHICAGO, IL 60634

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 2/2, 2012:

Riad Zayed  
Riad Zayed

Nariman Zayed  
Nariman Zayed

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was acknowledged before me on 3/2, 2012 by **Riad Zayed** and **Nariman Zayed**, who are personally known to me or have produced \_\_\_\_\_ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Anwar C. Sims  
Notary Public

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative



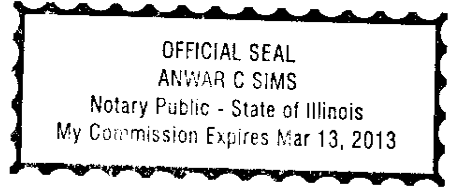
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## STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 3-2-2012, 2012

[Signature]  
Signature of Grantor or Agent



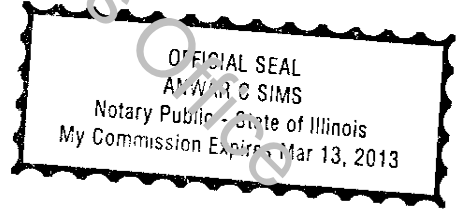
Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
this 2nd day of March,  
2012.

NOTARY PUBLIC Anwar C. Sims

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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 3-2-2012, 2012

[Signature]  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
This 2nd day of March,  
2012.

NOTARY PUBLIC Anwar C. Sims

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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## Plat Act Affidavit

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

DOCUMENT NUMBER \_\_\_\_\_

I, (Name) Wain Jones, being duly sworn on oath, state that I reside at 6110 W. Eddy, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDED OF \_\_\_\_\_ COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 2nd day of March, 2012

Wain Jones  
(Signature)

NOTARY:

Anwar C. Sims  
(seal)



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## EXEMPT TRANSFERS

(Check the Appropriate Box)

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- A. Transfers of real property made prior to May 21, 1979 where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes or acquired by any international organization not subject to local taxes under applicable law; (Copy of IRS granting tax exempt status must be attached)
- C. Transfers in which the deed, assignment or other instrument of transfer secures debt or other obligations;
- D. Transfers in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;  
Provide bankruptcy court docket number: \_\_\_\_\_;
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

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ACCOUNT NUMBER

REVISION NUMBER

Title

Mailing Address

Daytime Phone Number

City

State

Zip

Business or Firm Name

Buyer/Transferee Statement

Under penalty of perjury, I certify that I have examined this return and it is true, correct, and complete.  
Name of Buyer if individual

Nariman Zayed

Name of Buyer if not individual (include trust name and number if trust)

Mailing Address (after sale)

Daytime Phone Number

6110 W. EDDY ST., CHICAGO, IL 60634

City

State

Zip

Signature of Buyer or Buyer's agent (required)

Date

*Nariman Zayed*

3/2/12

Name of Individual Signing Buyer/Transferee Statement (if not the buyer)

Title

Mailing Address

Daytime Phone Number

City

State

Zip

Business or Firm Name

Section 8. Department Certifications

1. **Building Registration Certificate.** A Multiple Dwelling Registration Statement issued by the Department of Buildings disclosing the Buyer/Transferee's registration information is required for buildings containing either 4 or more family units or sleeping accommodations for 10 or more persons (except if the building is a condominium or a co-op) (Municipal Code 13-10-070). The Registration Statement