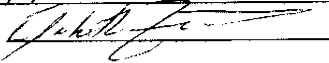


# UNOFFICIAL COPY



This Transaction Exempt Pursuant to Real Estate Transfer Tax Law, Section 31-45, Paragraph e, and Cook County Ordinance No. 95104.

Doc#: 1212218053 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/01/2012 04:29 PM Pg: 1 of 3

Date: 5/1/12  
Signed: 

## WARRANTY DEED (LLC to Individuals)


THE GRANTOR, Z AND F PIRZADAH LLC, a Louisiana limited liability company, of 17107 S. Harrells Ferry, Baton Rouge, LA 70816, for the consideration of Ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to MOHAMMAD Z. PIRZADAH and FAIZA PIRZADAH, husband and wife, not as tenants in common but as joint tenants, of the City of Baton Rouge, Parish of East Baton Rouge, State of Louisiana, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

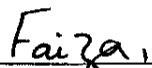
PARCEL 1: UNIT 717 IN THE R+D 659 CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 1 TO 10 IN BLOCK 67 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0835345105, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE AND NON-EXCLUSIVE PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY CREATED BY AND SET FORTH IN THE OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 18, 2008 AS DOCUMENT 0835339015, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 17-09-329-021-1175.

DATED this 20 day of APRIL, 2012.

  
\_\_\_\_\_  
MOHAMMAD Z. PIRZADAH, as  
Member and Manager

  
\_\_\_\_\_  
FAIZA PIRZADAH, as Member and  
Manager

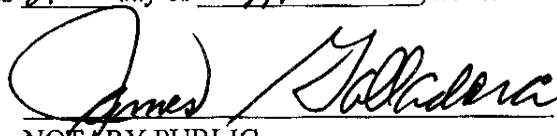
# UNOFFICIAL COPY

STATE OF LOUISIANA )  
 ) SS.  
PARISH OF E. Baton Rouge )

I, the undersigned, a Notary Public in and for said <sup>PARISH</sup> ~~County~~, in the State aforesaid, DO HEREBY CERTIFY that MOHAMMAD Z. PIRZADAH and FAIZA PIRZADAH, as members and managers of Z and F PIRZADAH LLC, 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 purposes therein set forth.

GIVEN under my hand and Notary Seal this 20<sup>th</sup> day of April, 2012.

Commission Expires.

  
NOTARY PUBLIC

*James J. Williams  
Notary Public  
E. Baton Rouge Parish, LA  
My Commission is for life*

Address of Property:  
659 W. Randolph #717  
Chicago, IL 60661

This instrument prepared by:  
Richard C. Spain  
SPAIN, SPAIN & VARNET, P.C.  
33 N. Dearborn Street  
Suite 2220  
Chicago, Illinois 60602

Send Subsequent Tax Bills To:  
MOHAMMAD and FAIZA PIRZADAH  
17107 S. Harrell's Ferry  
Baton Rouge, LA 70816

H:\RCS\QUIT\PirzadahLLCtoInd2.doc

City of Chicago  
Dept. of Finance  
620687



Real Estate  
Transfer  
Stamp

\$0.00

5/1/2012 16:32  
or00764

Batch 4,506,939

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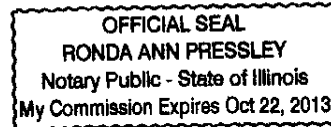
## STATEMENT BY GRANTOR AND GRANTEE

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 May 1, 2012

Signature: [Handwritten Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 1<sup>st</sup> day of May, 2012  
Notary Public Ronda Ann Pressley

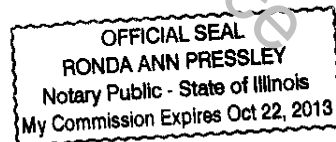


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 1, 2012

Signature: [Handwritten Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 1<sup>st</sup> day of May, 2012  
Notary Public Ronda Ann Pressley



**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.)