

UNOFFICIAL COPY



Doc#: 1227856056 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/04/2012 12:50 PM Pg: 1 of 6

Commitment Number: 2012-36385

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:

Sam ZAKHARIA
Mail Tax Statements To: 3335 Pratt Avenue West, Lincolnwood, IL 60712

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Parcel Number: 10-35-425-006-0000

QUITCLAIM DEED 538046

Sam Zakharia, married, Elias Zakharia, married, and Fuwad Zakharia, married, as tenants in common, hereinafter grantors, of Cook County, Illinois, for \$10.00 in consideration paid, grant and quitclaim to Sam Zakharia, a married man, hereinafter grantee, whose tax mailing address is 3335 Pratt Avenue West, Lincolnwood, IL 60712, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL STATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT: LOT 80 IN RANCE VILLAGE UNIT NO. 2, IN LINCOLNWOOD, A SUBDIVISION OF THE NORTH HALF OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER (EXCEPT THE EAST 660 FEET THEREOF) IN SECTION 35 TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 3335 Pratt Avenue West, Lincolnwood, IL 60712

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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.

Prior instrument reference: **0729222090**

Property of Cook County Clerk's Office

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Executed by the undersigned on Aug 16, 2012

Sam Zakharia

Sam Zakharia

Elias ZAKHARIA

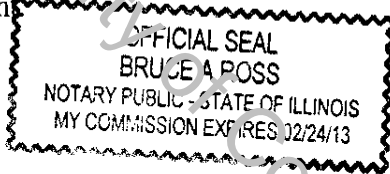
Elias Zakharia

Fuwad ZAKHARIA

Fuwad Zakharia

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me on Aug 16, 2012 by **Sam Zakharia**, **Elias Zakharia** and **Fuwad Zakharia**, who are personally known to me or have produced Photo I.D. 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.



Bruce A. Poss
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (c) Section 31-45, Property Tax Code.
Grantors are brothers of the grantee.

Date: 8/16/12

Sam Zakharia

Buyer, Seller or Representative

COOK County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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.

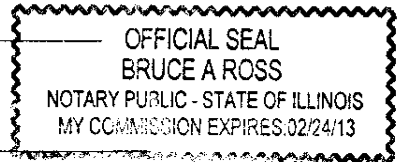
Dated Aug 16, 2012

Elias ZAKHARIA

Sam Z
Signature of Grantor or Agent

FUWAD ZAKHARIA

Subscribed and sworn to before Me by the said Grantee
this 16 day of Aug, 2012.



NOTARY PUBLIC Bruce A. Ross

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 Aug 16, 2012

Sam Z
Signature of Grantee or Agent

Subscribed and sworn to before Me by the said Grantee
This 16 day of Aug, 2012.



NOTARY PUBLIC Bruce A. Ross

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.)

Send tax statement to grantee

Sam Zakharia
3335 Pratt Avenue West, Lincolnwood, IL 60712

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Plat Act Affidavit

STATE OF ILLINOIS)
) SS DOCUMENT NUMBER _____
COUNTY OF Cook)

I, (Name) Suh Zakaria, being duly sworn on oath, state that I reside at 3335 Pratt Avenue, 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):

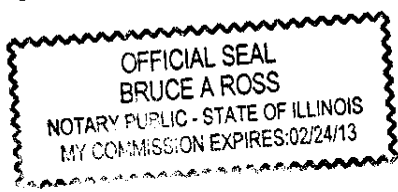
1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. 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 Cook 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 16 day of Aug, 2012

[Signature]
(Signature)

NOTARY: [Signature]
(seal)



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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

ATTACH TO ALL EXEMPT DEEDS

Village of Lincolnwood
Attention: Water Billing Division
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712

VILLAGE OF LINCOLNWOOD CERTIFICATE OF PAYMENT OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES OWED THE VILLAGE

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Sam Zakharia, Elias Zakharia, Fuwad Zakharia

Mailing Address: 3335 Pratt Avenue

Lincolnwood IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 3335 Pratt Avenue

Lincolnwood, IL 60712

Property Index Number (PIN): 10-35-425-006-0000

Water Account Number: 005162-000

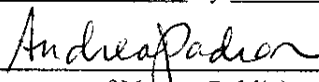
Date of Issuance: 9/4/12

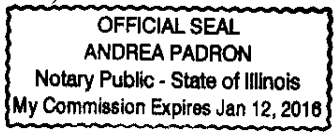
State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me
on 9/4/12 by Andrea Padron.

By: 
Robert J. Merkel
Finance Director


(Signature of Notary Public)
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.