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ZMA Legal
500 Lake Cook Road, Suite 350
Deerfield, Illinois 60015

Doc#: 1309150064 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2013 01:48 PM Pg: 1 of 4

This instrument was prepared by:

ZMA Legal
500 Lake Cook Road, Suite 350
Deerfield, Illinois 60015

QUIT CLAIM DEED

THE GRANTOR, THE RUBINA SHAKIR 2002 LIVING TRUST, of 3760 SUNSET LANE, NORTHBROOK, ILLINOIS 60060, for the consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby remise, release, convey and quit claim to RUBINA SHAKIR, of 3760 SUNSET LANE, NORTHBROOK, ILLINOIS 60060, any and all right, title and interest in the following described real estate, situated in the County of Cook, in the State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED

Commonly known as 3501 Wellington Court, Unit 312, Rolling Meadows, Il 60008
PIN: 02-36-105-056-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

CITY OF ROLLING MEADOWS, IL	
REAL ESTATE TRANSFER STAMP	
DATE	3/6/13 \$ 50
ADDRESS	3501 Wellington #312
10018	Initial <i>MS</i>

Rubina Shakir

RUBINA SHAKIR, TRUSTEE

Dated this 12th day of December, 2012

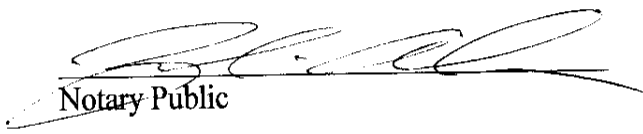
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STATE OF ILLINOIS }
 }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RUBINA SHAKIR personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of December, 2012




Notary Public

Exempt under provisions of Paragraph E, Section 4, Illinois Real Estate Transfer Tax Act.

12/12/12
Date

Rubina Shehri
Grantor or Representative

UNOFFICIAL COPY**PARCEL 1:**

UNIT NUMBER 312 N TH. RIVERWALK BUILDING III CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 IN WELLINGTON P.U.D. SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 IN THE NEWTON RESUBDIVISION IN THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 2004 AS DOCUMENT 0426734087, AND ALSO LOTS 1809 AND 1810 IN ROLLING MEADOWS UNIT NO. 11 BEING A SUBDIVISION IN PART OF THE EAST $\frac{1}{2}$ OF SECTION 35 AND PART OF THE WEST $\frac{1}{2}$ OF SECTION 36, TOWNSHIP AND RANGE AFORESAID, LYING SOUTH OF KIRCHOFF ROAD ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 12, 2007 AS DOCUMENT NUMBER 0710209099; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-32 AND STORAGE SPACE S-32 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED APRIL 12, 2007 AS DOCUMENT 0710209099.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RIVERWALK CONDOMINIUMS MASTER ASSOCIATION RECORDED SEPTEMBER 27, 2004 AS DOCUMENT 0427144110.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2006 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM, AS AFORESAID, THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR THE PARK WELLINGTON AT GEIMER'S GROVE UMBRELLA CONDOMINIUM OWNERS ASSOCIATION, AS AFORESAID AND THE CROSS EASEMENT AND COST SHARING DECLARATION, AS AFORESAID, ALL AS MAY BE AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN AFORESAID DOCUMENTS, AS MAY BE AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS AND AGREEMENTS, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WERE NO TENANTS OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

PROPERTY ADDRESS:

3501 WELLINGTON COURT, UNIT 312
ROLLING MEADOWS, IL 60008

PERMANENT INDEX NUMBER(S):

02-36-105-056-0000

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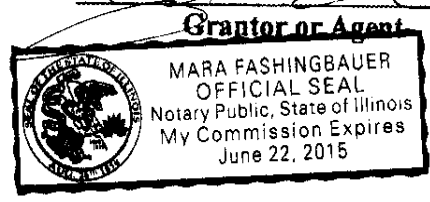
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 12/12, 2012

Signature: [Handwritten Signature]

Subscribed and sworn to before me
By the said Zaki Anarwala
This 12th day of December, 2012.
Notary Public Mara Fashingbauer



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 of 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 12/12, 2012

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Zaki Anarwala
This 12th day of December, 2012.
Notary Public Mara Fashingbauer



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.)