

# UNOFFICIAL COPY



Doc#: 1312822019 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/08/2013 09:03 AM Pg: 1 of 3

## QUIT CLAIM DEED

**NICHOLAS YASSAN, TRUSTEE OF THE NICHOLAS YASSAN TRUST**  
**DATED FEBRUARY 23, 2009**, 1950 W. Montrose Avenue, Chicago, IL 60613 ("Grantor")  
for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable  
consideration, the receipt and sufficiency of which are hereby acknowledged, and in  
pursuance of the power and authority vested in the Grantor as said Trustee and of every  
other power and authority the Grantor hereunto enabling does hereby, CONVEY(S) and  
QUIT-CLAIM to **NICHOLAS YASSAN**, 1950 W. Montrose Avenue, Chicago, IL 60613  
("Grantee"), the following described real estate situated in the County of Cook in the  
State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 13-15-231-012-0000  
Address of Real Estate: 4521 N. Keystone, Chicago, IL 60630

THIS IS NOT HOMESTEAD PROPERTY

This deed is executed by the party of the first part, as Trustee, pursuant to and in the  
exercise of the power and authority granted to and vested in it by the terms of said Deed  
or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of  
every other power and authority thereunto enabling. This deed is made subject to the  
liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or  
registered in said county given to secure the payment of money and remaining unreleased  
at the date of the delivery hereof.

Exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax  
Act.

By: \_\_\_\_\_

Date: 4-21-13


1412  
SA 4633449  
CT

339

REC'D

# UNOFFICIAL COPY

Dated: 4-21, 2013

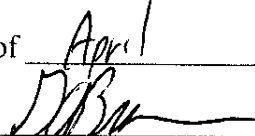
  
\_\_\_\_\_  
Nicholas Yassan, Trustee of the  
Nicholas Yassan Trust dated 2/23/09

STATE OF ILLINOIS    )  
                                  SS)  
COUNTY OF COOK    )

### ACKNOWLEDGMENT

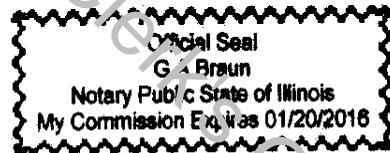
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO  
HEREBY CERTIFY THAT **Nicholas Yassan Trustee of the Nicholas Yassan Trust  
dated 2/23/09** personally known to me to be the same person whose name is subscribed  
to the foregoing instrument, appeared before me this day in person and severally  
acknowledged that he signed and delivered that said instrument, as his free and voluntary  
act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and under this seal this 21<sup>st</sup> day of April, 2013

  
\_\_\_\_\_  
Notary Public


Commission expires: \_\_\_\_\_



Name and Address of Taxpayer:  
Nicholas Yassan  
1950 W. Montrose  
Chicago, IL 60613



Prepared By:  
Gregory A. Braun, Esq.  
2 North LaSalle Street  
Ste. 1250  
Chicago, Illinois 60602

Return to after recording:  
Gregory A. Braun, Esq.  
2 North LaSalle Street  
Ste. 1250  
Chicago, Illinois 60602

REAL ESTATE TRANSFER	05/06/2013
	CHICAGO: \$0.00
	CTA: \$0.00
	TOTAL: \$0.00
13-15-231-012-0000   20130501601494   AZCOVK	

REAL ESTATE TRANSFER	05/06/2013
	COOK \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00
13-15-231-012-0000   20130501601494   3XPk70	

# UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Dated 4-21-13, \_\_\_\_\_ Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 13 day of April  
2013

[Signature]  
Notary Public



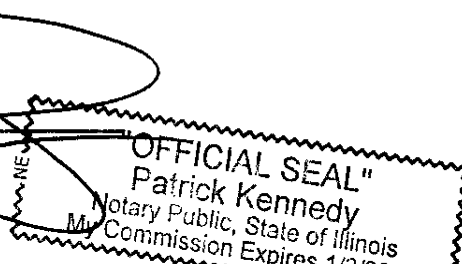
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 4-21-13, \_\_\_\_\_ Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 13 day of April  
2013

[Signature]  
Notary Public



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.]