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QUIT CLAIM DEED GENERAL



Doc#: 1404542022 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/14/2014 09:35 AM Pg: 1 of 3

Property of Cook County Office

THE GRANTOR, QAMIRI, LLC, an Illinois limited liability company of City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100ths Dollars (\$10.00) in hand paid, conveys and quit claims to JASON ZILBERBRAND, 155 N. Aberdeen, Unit 306, Chicago, IL 60607-1665, County of Cook, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNITS 306, P-11, P-12 AND P-22 IN 155 N. ABERDEEN STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF LAND, PARCEL 1A:

LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 35 FEET OF LOTS 3 AND 4 DEEDED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1923 RECORDED MARCH 21, 1924 AS DOCUMENT 8340042), INCLUDING THE PRIVATE ALLEY LYING NORTH AND ADJOINING AFORESAID LOTS 3 AND 4, IN PHELPS AND OTHERS SUBDIVISION OF LOT 14 IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

LOTS 13 AND 15 (EXCEPT THE SOUTH 35 FEET OF SAID LOT 15 CONVEYED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1924 RECORDED MARCH 21, 1924 AS DOCUMENT 8340043) IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0919744049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF ROOF TERRACE SPACE FOR UNIT 306, AND STORAGE SPACE FOR UNIT 306, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0919744049.

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hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

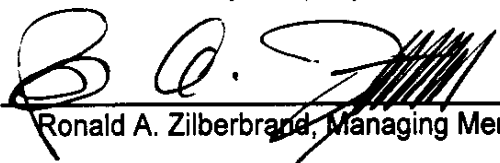
Permanent Real Estate Index Numbers: 17-08-429-021-1011, 17-08-429-021-1024,
17-08-429-021-1025, and 17-08-429-021-1035

Address of Real Estate: 155 North Aberdeen, Unit #306, P11, P12 and P22
Chicago, IL 60607

Dated this 8th day of January, 2014.

QAHIRI, LLC,
an Illinois limited liability company

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH (S) OF SECTION 200 1-2R6 OF SAID ORDINANCE.

By: 
Ronald A. Zilberbrand, Managing Member

STATE OF ILLINOIS)
COUNTY OF COOK)ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ronald A. Zilberbrand, as Managing Member of QAHIRI, LLC, an Illinois limited liability company personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth on behalf of said limited liability company, including the release and waiver of the right of homestead.

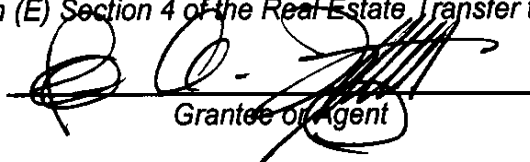
Given under my hand and official seal, this 8th day of January, 2014.




Notary Public

Exempt under provisions of paragraph (E) Section 4 of the Real Estate Transfer tax Act.

Dated: January 8th, 2014


Grantee or Agent

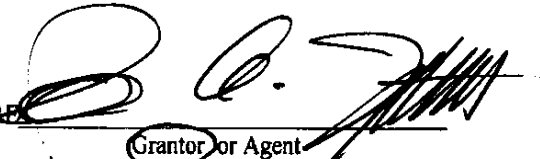
Prepared By:
Barry M. Rosenbloom, Esq.
BARRY M. ROSENBLOOM, LTD.
1411 McHenry Road, Suite 125
Buffalo Grove, IL 60089

Name and Address of Taxpayer/Address of Property and after recording return to:
Jason Zilberbrand
155 N. Aberdeen Street, Unit 306
Chicago, IL 60642

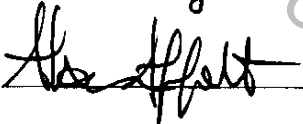
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STATEMENT BY GRANTOR AND GRANTEE

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 ILLINOIS.

Dated 1-8, 2013 SIGNATURE 
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 8th day of January
2014

Notary Public 



THE GRANTOR OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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 1-8, 2013 SIGNATURE 
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 8th day of January
2014

Notary Public 



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed of ABI to recorded in Cook County, Illinois, if except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)