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QUIT CLAIM DEED

This Instrument Prepared By/Return To:
The Foster & Buick Law Group, LLC
Attorneys at Law
2040 Aberdeen Court
Sycamore, Illinois 60178

Taxes to Grantee:
Shaher Bano
819 Crossing Way
St. Charles, IL 60174



1407919027

Doc#: 1407919027 **Fee:** \$48.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/20/2014 09:52 AM **Pg:** 1 of 6

* The Above Space for Recorder's Use Only *

THIS INDENTURE Made this 11th day of February, 2014, between **RABBAB AZHAR and MOHSIN ALI**, of the Village of Lansing, in the County of Cook and State of Illinois, and of the City of San Ramon in the County of Contra Costa and State of California, Grantors, parties of the first part and **SHAHER BANO**, of the City of St. Charles in the County of Kane and State of Illinois, Grantee, party of the second part:

WITNESSETH, That the parties of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey and quit claim to the said party of the second part, any and all interest they have in the real estate described to wit:

LOT 34 (EXCEPT THE SOUTH 1 FOOT THEREOF) AND THE SOUTH 11 FEET OF LOT 35 IN BLOCK 3 IN BURNHAM BERENICE ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 30-29-110-042.

Commonly known as: 17318 Walter Street, Lansing, IL 60438

Subject to the following:

1. General taxes for the year 2013 and subsequent years;
2. Covenants, easements, conditions and restrictions of record.

situated in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD, the above granted premises unto the said party of the second part forever.

\$483.

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IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first above written.

* *Rabbab Azhar* 02/06/14 (SEAL)
RABBAB AZHAR

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF Kane)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **RABBAB AZHAR**, 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 6th day of February, A.D. 2014.

Judith A. Everhart (SEAL)
Notary Public



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IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Mohsin Ali (SEAL)
MOHSIN ALI

ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF Contra Costa) ss.

On FEB 11th, 2014, before me MUKESH P. PATEL personally appeared Mohsin Ali, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his respective authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Mukesh P. Patel
Notary Public Signature

Notary Public Seal

Exempt under the provisions of Paragraph E, Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

Dated: 3/5, 2014

Shannon R. Baranaby
Grantor or Representative

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KAREN A. YARBROUGH
COOK COUNTY RECORDER

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF Kane)

I, **Rabbab Azhar**, being duly sworn on oath, states that she resides at 17002 South Oakwood Avenue, Lansing, IL 60438. And further states that: (please check the appropriate box)

A. ☒ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. ☐ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or 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 or 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 a 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. Conveyances 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 is of a single lot of less than 5 acres from a larger tract, and a survey has been made by an Illinois Registered Land Surveyor, and the sale is not a sale of any subsequent lot or lots from the same larger tract of land as determined by the dimensions and configuration of the larger tract on October 01, 1973; and further, local requirements applicable to the subdivision of land have been met.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Subscribed and sworn to before me
this 6th day of February, 2014.

Judith A. Everhart
Notary Public

* Rabbab Azhar 02/06/2014
Rabbab Azhar



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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 02/06/2014, 20 14

Signature: * Rabbab Azhar
Rabbab Azhar **Grantor or Agent**

Subscribed and sworn to before me

By the said Rabbab Azhar

This 6th day of February, 20 14

Notary Public Judith A. Everhart



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 02/06/2014, 20 14

Signature: * Shaher Bano
Shaher Bano **Grantee or Agent**

Subscribed and sworn to before me

By the said Shaher Bano

This 6th day of February, 20 14

Notary Public Judith A. Everhart



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.)

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

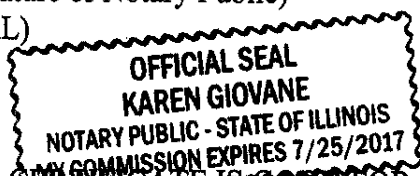
Title Holder's Name: **Rabbab Azhar & Mohsin Ali**
Mailing Address: **17002 S. Oakwood Ave.**
Lansing, IL 60438
Telephone No.: **N/A**
Attorney or Agent: **Shannon K. Barnaby**
Telephone No.: **815-758-6616**
Property Address: **17318 Walter Street**
Lansing, IL 60438
Property Index Number (PIN): **30-29-110-042-0000**
Water Account Number: **311-4000-00-05**
Date of Issuance: **January 29, 2014**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on January 29, 2014 by
Karen Giovane



(Signature of Notary Public)
(SEAL)



VILLAGE OF LANSING

By: 
Village Treasurer (or Designee)

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.