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# UNOFFICIAL COPY



1423955043D

**QUIT CLAIM DEED**  
ILLINOIS STATUTORY  
(Individual to Company)

Doc#: 1423955043 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/27/2014 12:09 PM Pg: 1 of 3

Return to:  
INDY HOMEBUY LLC  
2701 N Kildare Avenue  
Chicago, Illinois 60639

PRECISION TITLE INV10002672-1 ACCOMMODATION

THE GRANTOR, DARYOUSH CHAIM KOHANCHI, a married man, of the Village of Skokie, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to CONVEY(S) and QUIT CLAIM(S) to INDY HOMEBUY LLC, an Illinois Limited Liability Company, having an address of 2701 N Kildare Avenue, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

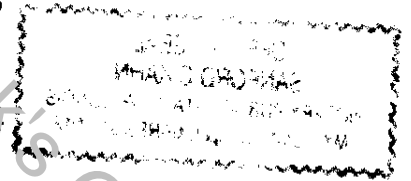
Please See Reverse Side of this Instrument

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 13-12-313-009-0000

Address of Real Estate: 4825 North Troy Street, Chicago, Illinois 60618

Dated this 31<sup>st</sup> day of July, 2014



*[Signature]* [SEAL]  
DARYOUSH CHAIM KOHANCHI

\_\_\_\_\_ [SEAL]

\_\_\_\_\_ [SEAL]

\_\_\_\_\_ [SEAL]

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## Legal Description:

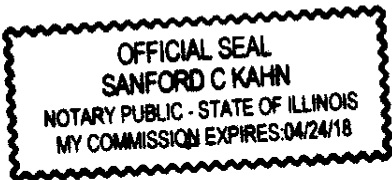
LOT 12 IN BLOCK 2 IN THOMASSON'S RAVENSWOOD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF BLOCKS 28 AND 29 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

STATE OF ILLINOIS        }  
  } SS  
COUNTY OF COOK        }

### ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daryoush Chaim Kohanchi, a married man, is personally known to me to be the same person(s) whose name (s) 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, including the release and waiver of the right of homestead.

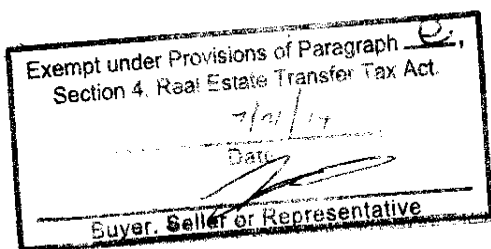
Given under my hand and official seal this 31<sup>ST</sup> day of July, 2014.



*Sanford C. Kahn*  
\_\_\_\_\_  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
INDY HOMEBUY LLC  
2701 N Kildare Avenue, Chicago, Illinois 60639

This instrument was prepared by Sanford C. Kahn, 1331 Wendy Drive, Northbrook, Illinois 60062



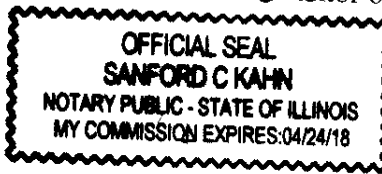
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 July 31, 2014 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Daryoush Charm Khabanchi  
this 31<sup>st</sup> day of July,  
2014.

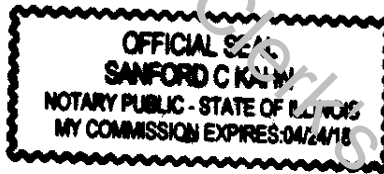


NOTARY PUBLIC [Signature]

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 July 31, 2014 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Daryoush Charm Khabanchi  
This 31<sup>st</sup> day of July,  
2014.



NOTARY PUBLIC [Signature]

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.)