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Doc#: 1424656054 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/03/2014 11:29 AM Pg: 1 of 5

QUIT CLAIM

DEED

(ILLINOIS)

THE GRANTORS, NAVID VARJAVANDI (a married man), **NICOLAI VARJAVANDI** (a single man), and **NATHAN VARJAVANDI** (a married man), *** heirs at law of **MANUCHEHR P. VARJAVANDI, deceased**, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby **QUITCLAIM** to the **GRANTEE, BETTY F. VARJAVANDI** (a/k/a Betty F. Bianchi), a widow not since remarried, 1182 W. Grant Drive, Des Plaines, IL 60016, all their interests in the following described property in the County of Cook, State of Illinois:

LOT ONE (1) ALSO LOT TWO (EXCEPT THAT PART OF LOT TWO (2) LYING SOUTHWESTERLY OF A LINE RUNNING FROM A POINT ON THE SOUTHERLY LINE OF SAID LOT TWO, A DISTANCE OF 31.25 FEET NORTHEASTERLY OF THE SOUTHWESTERLY CORNER THEREOF TO A POINT ON THE NORTHERLY LINE OF SAID LOT TWO, A DISTANCE OF TWENTY FIVE FEET NORTHEASTERLY, OF THE NORTHWESTERLY CORNER OF SAID LOT TWO (2) IN BLOCK TWENTY ONE (21) IN DES PLAINES VILLAS, A RESUBDIVISION OF CERTAIN LOTS AND BLOCKS IN HOMERICAN VILLAS, SAID HOMERICAN VILLAS BEING A SUBDIVISION OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION TWENTY (20) (EXCEPT THE EASTERLY 503 FEET MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF) ALSO THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION NINETEEN (19) (EXCEPT THE WEST 173 FEET THEREOF) ALL IN TOWN FORTY ONE (41) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street address: 1182 W. Grant Drive***
City, state, and zip code: Des Plaines, IL 60016
Real estate index number: 09-19-215-070

City of Des Plaines
8/28/14
without payment of tax
eligible for exemption
Exempt deed or instrument

***not homestead property as to Grantors

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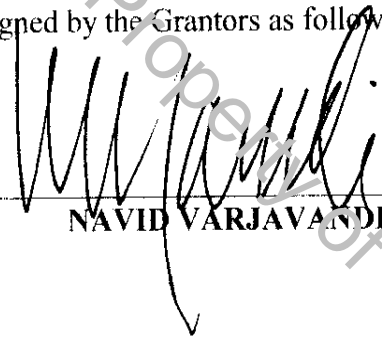
QUIT CLAIM DEED

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GRANTORS: **NAVID VARJAVANDI**, 1034 Margret Street, Des Plaines IL 60015
 NICOLAI VARJAVANDI, 1476 Henry Avenue, Des Plaines, IL 60016
 NATHAN VARJAVANDI, 915 S. I-Oka Avenue, Mt. Prospect, IL 60056

GRANTEE: **BETTY F. VARJAVANDI**, 1182 W. Grant Drive, Des Plaines, IL 60016

Signed by the Grantors as follows:



NAVID VARJAVANDI

STATE OF ILLINOIS

Cook COUNTY

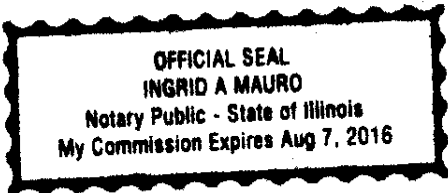
I am a notary public for the County and State above. I certify that **NAVID VARJAVANDI**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: Aug 12, 2014

(SEAL)



Notary Public



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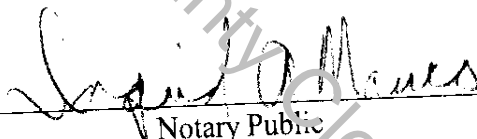
NATHAN VARJAVANDI

STATE OF ILLINOIS)
) ss.
Cook COUNTY)

I am a notary public for the County and State above. I certify that **NATHAN VARJAVANDI**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: 7-22nd, 2014

(SEAL)



Notary Public



Property of Cook County Clerk's Office

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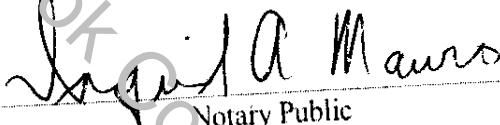
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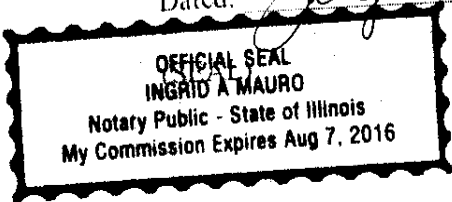

NICOLAI VARJAVANDI

STATE OF ILLINOIS)
Cook COUNTY) ss.
)

I am a notary public for the County and State above. I certify that NICOLAI VARJAVANDI, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: July 9, 2014


Notary Public



STATE OF ILLINOIS, DEPARTMENT OF REVENUE STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of paragraph c. Section 31-45, of the Real Estate Transfer Tax Law (35 ILCS 200/31-45(c)).

Dated: August 21, 2014


Robert J. Kolasa, Attorney for Grantors

PREPARED BY & MAIL TO:

Robert J. Kolasa,
Law Offices of Robert J Kolasa, Ltd.
582 N. Oakwood Avenue, Suite 200
Lake Forest, IL 60045

SEND SUBSEQUENT TAX BILLS TO:

Betty F. Varjavandi
1182 W. Grant Drive
Des Plaines, IL 60016

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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 9-3-14

Signature: Betty F. Vayavandi
Grantor or Agent

Subscribed and sworn to before me
by the said _____
dated 9-3-14



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 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 9-3-14

Signature: Betty F. Vayavandi
Grantee or Agent

Subscribed and sworn to before me
by the said _____
dated 9-3-14



Notary Public [Signature]

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.