

UNOFFICIAL COPY



Doc#: 1509839005 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/08/2015 09:17 AM Pg: 1 of 5

QUITCLAIM DEED 1502513 IL/AR

GRANTOR, RIZWAN AHMED, a married man, joined by his spouse, ANISHA GEN. and NOMAN AHMED, a married man, joined by his spouse, SAIMA QASMI (herein, "Grantor"), whose address is 719 N. Elmhurst Ave., Mount Prospect, IL 60056, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, RIZWAN AHMED, a married man, and ROSHAN ARA, a single woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 719 N. Elmhurst Ave., Mount Prospect, IL 60056, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 719 N. Elmhurst Ave., Mount Prospect, IL 60056

Permanent Index Number: 03-34-104-031-0000

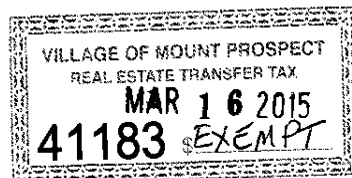
Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 13th day of March, 2015

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
319 W. ONTARIO ST. #200
CHICAGO, IL 60654



When recorded return to:

RIZWAN AHMED
ROSHAN ARA
719 N. ELMHURST AVE
MOUNT PROSPECT, IL 60056

Send subsequent tax bills to:

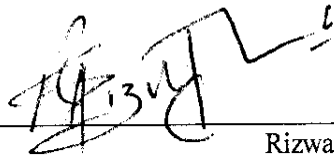
RIZWAN AHMED
ROSHAN ARA
719 N. ELMHURST AVE
MOUNT PROSPECT, IL 60056

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

S ✓
P 5/26
S ✓
M ✓
SC ✓
E ✓
INT ✓

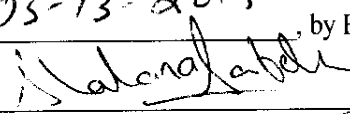
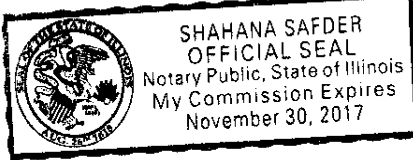
UNOFFICIAL COPY**GRANTOR**

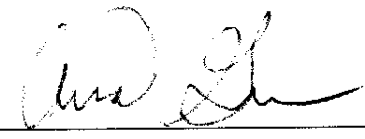

Rizwan Ahmed

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on 03-13-2015, by Rizwan Ahmed.

[Affix Notary Seal]

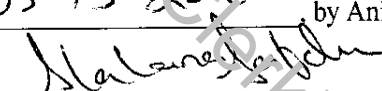
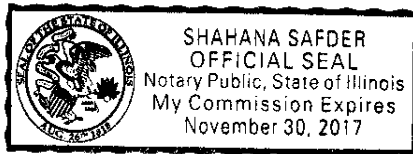
Notary Signature: Printed name: SHAHANA SAFDERMy commission expires: 11-30-2017**GRANTOR**


Anisha Gen

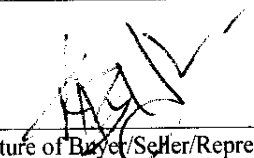
STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on 03-13-2015, by Anisha Gen.

[Affix Notary Seal]

Notary Signature: Printed name: SHAHANA SAFDERMy commission expires: 11-30-2017

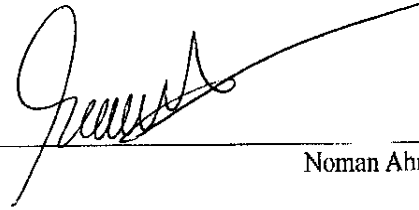
EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -
ACTUAL CONSIDERATION LESS THAN \$100


Signature of Buyer/Seller/Representative

03/13/15
Date

UNOFFICIAL COPY

GRANTOR

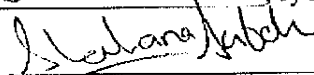


Noman Ahmed

STATE OF
COUNTY OFILCOOKThis instrument was acknowledged before me on 03-13-2015 by Noman Ahmed.

[Affix Notary Seal]

Notary Signature:


Printed name: SHAHANA SAFDERMy commission expires: 11-30-2017

GRANTOR

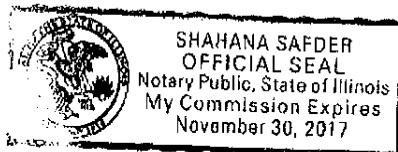


Saima Qasmi

STATE OF
COUNTY OFILCOOKThis instrument was acknowledged before me on 03-13-2015 by Saima Qureshi.

[Affix Notary Seal]

Notary Signature:


Printed name: SHAHANA SAFDERMy commission expires: 11-30-2017

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

LOTS 6, 7, 8, 9 AND 10 IN BLOCK 4 (EXCEPT THE SOUTH 49 FEET OF AFORESAID LOTS) IN RANDVIEW HIGHLAND'S BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK-COUNTY ILLINOIS.

This property is NOT the homestead real property of grantor.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 03-13-2015

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____
this 13 day of March,
2015.

Notary Public _____



3-13-15

The grantee or his/her agent affirms that, to the best of his/her 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.

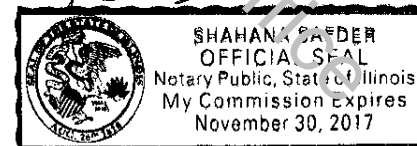
Dated: 03/13/2015

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____
this 13th day of March,
2015.

Notary Public _____



3-13-2015

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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)