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QUIT CLAIM DEED
INDIVIDUAL



Doc#: 1527444062 Fee: \$44.00
RHSP Fee: \$9.00 RPHF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/01/2015 04:04 PM Pg: 1 of 4

This space for Recorder's u.

THE GRANTOR, AZITA KHODABANDEH-TARADJI, whose address is 815 Avenue General Leclerc, 92100 Boulogne Billancourt, France, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to NIMA TARADJI and ERIN JOHNSTON, whose address is Suite 1203, 111 N Wabash Street, Chicago, Illinois 60602, as joint tenants with right of survivorship and not as tenants in common, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

(See legal description attached as Exhibit A)

PIN# 17-10-309-016-1071

Address of Real Estate: Unit No. 1203, 111 North Wabash Avenue, Chicago, Illinois 60602

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; party wall rights and agreements; acts done by or suffered through NIMA TARADJI and ERIN JOHNSTON or either of them; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and general taxes and assessments for the year 2014, and subsequent years;

This is not homestead property.

Dated this 3rd day of August, 2015

By: *Azita Khodabandeh-Taradji*
AZITA KHODABANDEH-TARADJI, by NIMA TARADJI, as Agent

Exempt under provisions of Paragraph E,
Section 31-45, Property Tax Code

Nima Taradji

REAL ESTATE TRANSFER TAX

02-Oct-2015



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

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Exhibit A – Legal Description

UNIT NO. 1203 IN THE GARLAND OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7 AND 8 IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO, IN FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0614218032, AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PIN# 17-10-309-016-1071

Address of Real Estate: Unit No. 1203, 111 North Wabash Avenue, Chicago, Illinois 60602

Property of Cook County Clerk's Office

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STATEMENT BY GRANTEE AND GRANTEE

The grantor or 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: August 3, 2015

Signature: *Azita Khodabandeh Taradji*
AZITA KHODABANDEH-TARADJI, Grantor, or her Agent

Subscribed and sworn to before me by the said AZITA KHODABANDEH-TARADJI this 3 day of August, 2015

Notary Public

Martha Y Esparza-Flores



The grantee or his/her 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: August 3, 2015

Signature: *Nima Taradji*
NIMA TARADJI, Grantee, or his Agent

Subscribed and sworn to before me by the said NIMA TARADJI this 3 day of August, 2015

Notary Public

Martha Y Esparza-Flores



The grantee or his/her 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: August 3, 2015

Signature: *Erin Johnston*
ERIN JOHNSTON, Grantee, or her Agent

Subscribed and sworn to before me by the said ERIN JOHNSTON this 3 day of August, 2015

Notary Public

Martha Y Esparza-Flores



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 Tax Act.)