## **UNOFFICIAL COPY**

**QUIT CLAIM DEED INDIVIDUAL** 



1527444062 Fee: \$44.00 RHSP Fee;\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yaibrough

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 Clacago, 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, 11 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 byla vs; and general taxes and assessments for the year 2014, and subsequent years;

This is not homestead property.

Dated this 3rd day of August, 2015

I-TARADJI, by'NIM∦TARADJI/as Agent

Exempt under provisions of Paragraph E,

Section \$1-45, Property Tax Code

Nima Taradji

**REAL ESTATE TRANSFER TAX** 

02-Oct-2015

CHICAGO:

0.00

CTA:

0.00 0.00

TOTAL:

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## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
	) ss
COUNTY OF COOK	)

I, a Notary Public in the State and County aforesaid, do hereby certify that NIMA TARADJI, as Agent for Azita Khodabandeh-Taradji, 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 he signed and delivered the said instrument as the free and voluntary act of the Principal, Azita Khodabandeh-Taradji, for the uses and purposes therein set forth.

Given under my hand and official seal this 3rd day of August, 2015.

OFFICIAL SEAL
MARTHA Y ESPARTA-FLORES
MOTARY PUBLIC - STATE OF THE COMMISSION EXP OF THE COMMISSION EXPORTS

THE COMMISSION EXPORTS

Marshay Gp Hores
Notary Public J

Journa Clarks Office

Prepared by: Law Offices of Ian D. Brodsky, LLC 53 W. Jackson, Suite 1510 Chicago II. 60604

Name and Address of Taxpayer: ERIN JOHNSTON 111 N Wabash Street, Suite 1203 Chicago, Illinois 60602

ECT	ATE TRANS	FER TAX	02-Oct-2015
REAL EST		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
17-10-30	9-016-1071	20151001632172	0-068-697-984

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## **UNOFFICIAL COPY**

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

I Jinit No.

COOK COUNTY CLORES OFFICE Address of Real Estarc. Unit No. 1203, 111 North Wabash Avenue, Chicago, Illinois 60602

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## USIA CONTEX SCANA NO GRADEPY

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: D. M. D. D. M. D.
Subscribed and sworn to before me by the said AZITA KHODABANDEH-TARADJI this 3 day of August, 2015
Notary Public Michiga Sp Hone OFFICIAL SEAL MARTHA Y ESPARZA-FLORES NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/25/17
The grantee or his/her agent attrms 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 2, 2015  Signature:
NIMA TARA DII, Grantee, or his Agent
Subscribed and sworn to before me by the said NIMA TARAP'H this 3 day of August, 2015
Notary Public Mouding Sp Hours  Notary Public Mouding Sp Hours  Notary Public - State Of Italinois  Individual Sp Hours  Notary Public - State Of Italinois  Individual Sp Hours  Notary Public - State Of Italinois  Individual Sp Hours  Notary Public - State Of Italinois  Individual Sp Hours  Notary Public - State Of Italinois  Notary P
The grantee or his/her agent affirms and verifies that the name of the grant 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, Grantee, or her Agent
Subscribed and sworn to before me by the said ERIN JOHNSTON this 3 day of August, 2015
OFFICIAL SEAL

**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.)