

UNOFFICIAL COPY

After Recording Return to:
ServiceLink
400 Corporation Drive
Aliquippa, PA 15001

Instrument Prepared by:
Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No.
6280331

Order Number:
20130503

Mail Tax Statement To:
Virginia Babayan
Antranik Babayan
4218 N. Ozark Ave.
Norridge, IL 60706

Tax Parcel ID#
12-13-305-029-0000



Doc#: 1602534015 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/25/2016 08:54 AM Pg: 1 of 4

QUITCLAIM DEED

Tax Exempt under provision of Paragraph F Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: VIRGINIA BABAYAN *Virginia Babayan* date 12/22/2015

Dated this 22nd day of December, 2015. WITNESSETH, that, **VIRGINIA BABAYAN**, an unmarried woman, of the County of Cook, State of Illinois, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **VIRGINIA BABAYAN**, an unmarried woman, and **ANTRANIK BABAYAN**, a married man, not as tenants in common, but as joint tenants with right of survivorship, residing at 4218 N. Ozark Ave., Norridge, IL 60706, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 4218 N. Ozark Ave., Norridge, IL 60706, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel No: 12-13-305-029-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

4

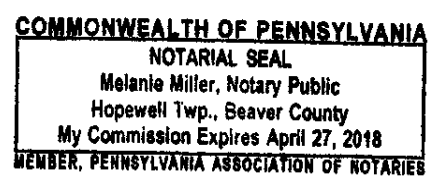
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STATEMENT BY GRANTOR AND GRANTEE

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 January 14th, 2016 Signature: Susan B. Falsetti
Grantor or Agent

Subscribed and sworn to before
Me by the said Susan B Falsetti
this 14 day of January,
20 16.

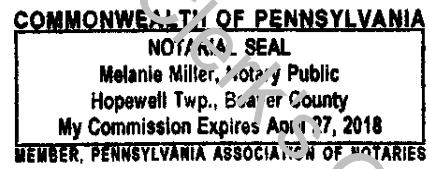


NOTARY PUBLIC [Signature]

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 January 14th, 2016 Signature: Susan B. Falsetti
Grantee or Agent

Subscribed and sworn to before
Me by the said Susan B. Falsetti
This 14 day of January,
20 16.



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.)

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EXHIBIT A LEGAL DESCRIPTION

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

Lot 13 in Block 5 in Kinseys Irving Park Highlands, a subdivision of part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from SARKIS K. BABAYAN, married to VIRGINIA BABAYAN, and SOUREN K. BABAYAN, married to DIKRA BABAYAN, to SARKIS K. BABAYAN and VIRGINIA BABAYAN, his wife, as joint tenants, dated March 21, 2001, recorded April 9, 2001, as Document No. 0010280259 in Cook County Records. The said SARKIS K. BABAYAN departed this life on August 17, 2011, thereby vesting sole fee simple ownership in VIRGINIA BABAYAN, the Grantor herein.

Assessor's Parcel No: 12-13-305-029-0000

Commonly known as: 4218 N. Ozark Ave., Norridge, IL 60706

Property Of Cook County Clerk's Office