

# UNOFFICIAL COPY



Doc#: 1603649172 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/05/2016 12:58 PM Pg: 1 of 5

## Quit Claim Deed

### ILLINOIS STATUTORY

**MAIL TO:**

Joseph A. Riccelli, Esq.  
127 W. Willow Avenue  
Wheaton, IL 60187

**NAME & ADDRESS OF TAXPAYER:**

Burhan Yanes and Giti Rostami  
2335 Baldwin Drive  
Centerville, OH 45459

**THE GRANTORS** Giti Rostami, Burhan Yanes and Arianna F. Yanes

of the        of, of the County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO

Burhan Yanes and Giti Yanes, husband and wife, in Joint Tenancy

of the        Cook and the State of Illinois, all interest in the following described real estate situation in the County of       , in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

UNIT 2011 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-546 AND STORAGE LOCKER SL-2011 BOTH LIMITED COMMON ELEMENTS IN 600 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:  
THAT PART OF LOTS 17 AND 28 (EXCEPT THAT PART OF LOT 28 TAKEN IN CONDEMNATION CASE 82L111163) IN BLOCK 31 IN CIRCUIT COURT PARTITION OF OGDEN ESTATES SUBDIVISION OF PARTS OF BLOCKS 20,31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 2, 2007 AS DOCUMENT NUMBER 0727515047, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as joint tenants or tenants by the entirety, but as tenants as common.

Permanent Index Number(s): 17102080201245

Property Address: 600 North Lake Shore Drive, #2011, Chicago, IL 60611

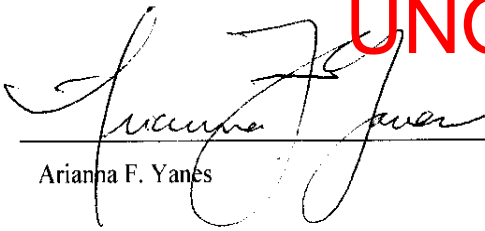
Dated this 31 day of oct, 2015

Giti Rostami (Seal)  
Giti Rostami


Burhan Yanes (Seal)  
Burhan Yanes

SEARCHED  
SERIALIZED  
INDEXED  
FILED  
574  
OCT 5 2015  
SPRINGFIELD  
INT.



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 (Seal)  
 Arianna F. Yanés

\_\_\_\_\_  
 (Print or type name here) (Seal)

REAL ESTATE TRANSFER TAX		05-Feb-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-208-020-1245 | 20151201648616 | 0-678-605-376  
 \* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		05-Feb-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-208-020-1245 | 20151201648616 | 2-115-752-512

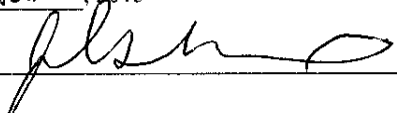
Property of Cook County Clerk's Office

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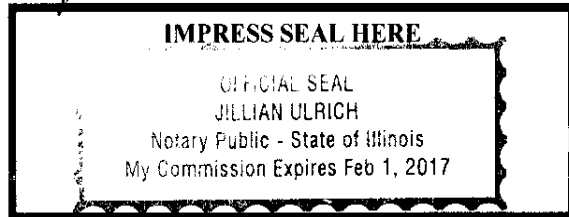
STATE OF Illinois,  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Giti Rostami 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 31 day of October, 2015



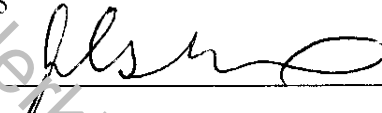
Notary Public  
My commission expires on 2/1/2017.



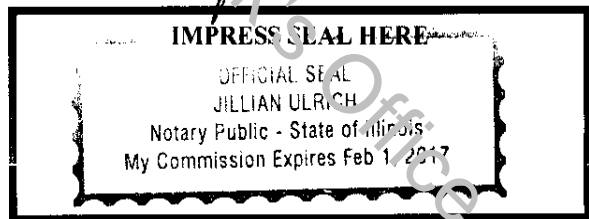
STATE OF Illinois )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Burhan Yanes. 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 31 day of October, 2015



Notary Public  
My commission expires on 2/1/2017.

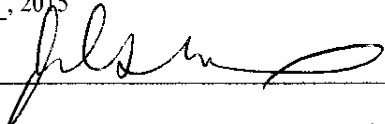


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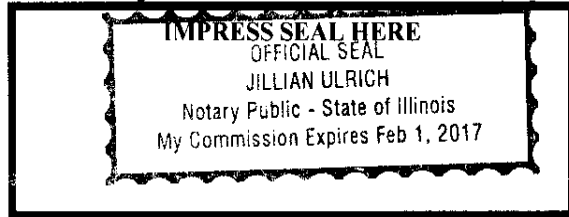
STATE OF Illinois )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Arianna Yanes, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 31 day of October, 2015



Notary Public  
My commission expires on 2/1/2017



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:  
Law Offices of Joseph A. Riccelli  
Joseph A. Riccelli  
127 W. Willow Avenue  
Wheaton, IL 60187

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E, SECTION 4, REAL ESTATE TRANSFER ACT.  
DATE: 12-1-15  
[Signature]  
Signature of Buyer, Seller or Representative.

Property of Cook County Clerk's Office

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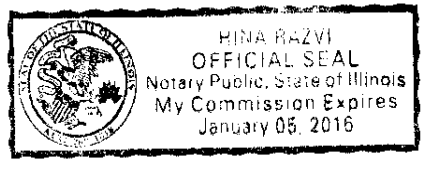
## STATEMENT BY GRANTOR AND GRANTEE

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 12/1, 20 15

Signature: [Handwritten Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Grantor  
This 1 day of December, 20 15  
Notary Public [Handwritten Signature]

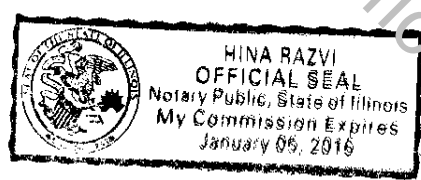


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 12/15, 20 15

Signature: [Handwritten Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Grantee  
This 1 day of December, 20 15  
Notary Public [Handwritten 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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)