

# UNOFFICIAL COPY



RECORDING REQUESTED BY )  
 )  
 WHEN RECORDED MAIL TO: )  
 Victor K. Oraham )  
 867 Peach Tree Lane )  
 Glencoe, Illinois 60022 )

Doc#: 1605313038 Fee: \$42.00  
 RHSP Fee:\$9.00 RPRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 02/22/2016 11:17 AM Pg: 1 of 3

SPACE ABOVE FOR RECORDER'S USE

## TRUSTEE'S DEED

STATE OF ILLINOIS,  
 COOK COUNTY, ss:

PERMANENT REAL ESTATE INDEX  
 NUMBER(S):

13-01-401-014-0000

ADDRESS OF REAL PROPERTY:

5929 N. Fairfield  
 Chicago, Illinois 60659

THIS INDENTURE WITNESSETH, THAT THE GRANTOR(S),

Valentin Mirza, Successor Trustee, under the Badal Living Trust, dated July 26, 2001, and any amendments thereto of the County of Cook and the State of Illinois, and with full powers as Trustees under said Trust Agreement to convey equal interests in the subject real property for valuable consideration conveys and warrants to

Valentin Mirza, a married woman, Najeba Orshan, an unmarried woman, and Anita M. Bakou, a married woman, not as tenants in common, but as joint tenants with right of survivorship

the following described real estate, to wit:

Lot 14 in Block 7 in W. F. Kaiser and Company's Arcadia Terrace, being a subdivision of the North 1/2 of the South East 1/4 (except the West 33 feet thereof) and the South East 1/4 of the South East 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois.

PERMANENT REAL ESTATE INDEX NUMBER: 13-01-401-014-0000

in the County of Cook and State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to all easements and restrictions of record.

REAL ESTATE TRANSFER TAX		18-Feb-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX 22-Feb-2016

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

13-01-401-014-0000 | 20160101665424 | 0-196-385-344

13-01-401-014-0000 | 20160101665424 | 1-011-763-776

\* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal on June 7, 2015.

Valentin Mirza (Seal)  
Valentin Mirza, Successor Trustee  
Badal Living Trust, dated July 26, 2001

Note: This conveyance is for less than \$100 actual consideration and therefore exempt from transfer tax pursuant to provisions of Paragraph e of the Illinois Real Estate Transfer Law (35 ILCS 200/31-45)

6/7/2015 Valentin Mirza  
Date Buyer, Seller or Representative

STATE OF ILLINOIS )  
) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County and State, aforesaid, DO HEREBY CERTIFY, that **Valentin Mirza, as Successor Trustee of the BADAL LIVING TRUST, dated July 26, 2001**, 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 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 on June 7, 2015.



[Signature]  
Notary Public

**THIS INSTRUMENT PREPARED BY:**

**VICTOR K. ORAHAM**  
Attorney at Law  
867 Peach Tree Lane  
Glencoe, Illinois 60022  
Tel: (847) 920-1600

Send Future Tax Bills To:  
Valentin Mirza  
5929 N. Fairfield Avenue  
Chicago, Illinois 60659

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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: 6/7/15, 2015

Signature: Valentia [Signature]  
Grantor or Agent

Subscribed and sworn to before me on 6/7/15, 2015.

[Signature]  
Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

Dated: 6/7/15, 2015

Signature: Valentia [Signature]  
Grantor or Agent

Subscribed and sworn to before me on \_\_\_\_\_, 2015.

[Signature]  
Notary Public



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.)