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QUIT CLAIM DEED ILLINOIS STATUTORY

MAIL TO:

Brenda P. Helms
3400 W. Lawrence Ave.
Chicago, IL 60625

NAME AND ADDRESS OF TAXPAYER:

MSBBLLC ALBION
6207 Pine Tree Drive
Long Grove, IL 60047



17032190810

Doc# 1703219081 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2017 11:57 AM PG: 1 OF 4

RECORDER'S STAMP

THE GRANTOR(S) Mohammad S. Baniasad and ^{BB} Bahar Baniasad of the Village of Long Grove, County of Lake State of Illinois for and in consideration of Ten DOLLARS and other good and valuable consideration in hand paid,

CONVEY(S) AND QUIT CLAIM(S) to *MSBBLLC ALBION* GRANTEE(S) ADDRESS: 6207 Pine Tree Drive, of the Village of Long Grove County of Lake State of Illinois of all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DISCRPTION:

REAL ESTATE TRANSFER TAX	01-Feb-2017
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

11-31-412-024-0000 | 20170201608237 | 1-077-247-168

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

This is not Homestead Property.

PERMANENT INDEX NUMBER: 11-31-412-024-0000

PROPERTY ADDRESS: 1740 W. Albion, Chicago, Illinois 60626

DATED: January 8, 2017

Mohammad S. Baniasad 18/Jan/2017
Mohammad S. Baniasad

Babar Baniasad 1/18/2017
Babar Baniasad
Bahar
BB
1/18/2017

REAL ESTATE TRANSFER TAX	01-Feb-2017
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

11-31-412-024-0000 | 20170201608237 | 1-247-665-344

CCRD REVIEWER *[Signature]*

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STATE OF ILLINOIS }
County of Lake }

BB 1/18/2017

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mohammad S. Baniasad and Bahar Baniasad known to me to be the same persons whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as a 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 18 DAY OF JANUARY, 2017.

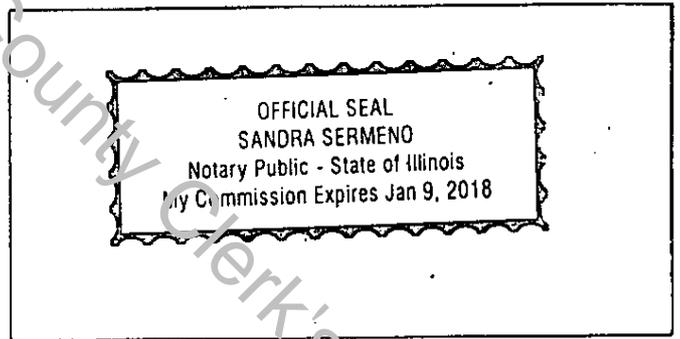
Sandra Sermeno

Notary Public

My commission expires on Jan 9, 2018.

Exempt under the provisions of
Paragraph E, Section 4,
Real Estate Transfer Act,
Dated 01/18/17

B.P. Helms



IMPRESS SEAL HERE

NAME AND ADDRESS OF PREPARER:

Brenda P. Helms Esq.
3400 W. Lawrence Ave.
Chicago, IL 60625

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LOT 25 IN BLOCK 7 IN L. WALLIN'S ADDITION TO ROGER'S PARK, BEING A SUBDIVISION OF LOTS 2&3 (EXCEPT THE WEST 17 FEET THEREOF, CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY) IN SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

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, 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: 18 Jan, 2017

Signature: Mohammad Saeid Baniasady
M. S. Baniasady

Subscribed and sworn to before me by the said Mohammad Saeid Baniasady this 18 day of January, 2017.

Sandra Sermeno
Notary Public



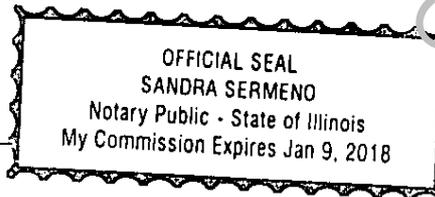
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 18 Jan, 2017

Signature: Mohammad Saeid Baniasady
M. S. Baniasady

Subscribed and sworn to before me by the said Mohammad Saeid Baniasady this 18 day of January, 2017.

Sandra Sermeno
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).