

# UNOFFICIAL COPY

## QUITCLAIM DEED Statutory (Illinois)



Doc# 17075290800 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/16/2017 02:36 PM PG: 1 OF 3

### Grantor:

Christopher Abtahi Gina Annarella  
3542 N. Fremont, #1  
Chicago, Illinois 60657

### Grantee:

Casarella, LLC  
3542 N. Fremont, #1  
Chicago, Illinois 60657

THE GRANTOR(s) Christopher Abtahi and Gina Annarella, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten (\$10.00) dollars, conveys and quitclaims to:

THE GRANTEE(s) Casarella, LLC, an Illinois limited liability company  
(Grantee's address) 3542 N. Fremont, #1, Chicago, Illinois 60657


All interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 25 IN BLOCK 51 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD) IN SECTION 13, TOWNSHIP 40, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



TO HAVE AND TO HOLD the above granted premises unto the party of the second part forever.

Permanent Index Number(s): 13-13-120-017-0000

Property Address: 4509 N. Whipple, <sup>#3</sup> Chicago, Illinois 60625

REAL ESTATE TRANSFER TAX		16-Mar-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-13-120-017-0000 | 20170301619417 | 1-328-888-512

REAL ESTATE TRANSFER TAX		16-Mar-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-13-120-017-0000 | 20170301619417 | 1-183-038-144

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

Dated this 17 day of December, 2016

Signature(s) of Grantor(s):



Christopher Abtahi



Gina Annarella

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Christopher S. Abtahi is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 17<sup>th</sup> day of December, 2016.

*Leslie L. Pichel*  
Notary Public

My commission expires 9/4/19



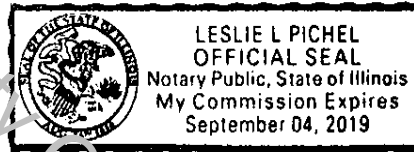
STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Gina Annarella is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 17<sup>th</sup> day of December, 2016.

*Leslie L. Pichel*  
Notary Public

My commission expires 9/4/19



Document prepared by:  
Lara Legal, LLC  
PO Box 6252  
Chicago, Illinois 60680

Exempt from Property Transfer Taxes  
pursuant to 35 ILCS 200/31-45(e).

Date: \_\_\_\_\_

Seller(s): \_\_\_\_\_

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 3 | 2 | 2017

SIGNATURE: *Mark Lam*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Mark Lam

On this date of: \_\_\_\_\_, 20

NOTARY SIGNATURE: *Michelle Ray Crawford*



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 3 | 2 | 2017

SIGNATURE: *Mark Lam*  
GRANTEE or AGENT

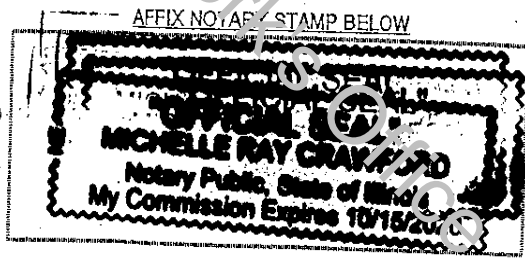
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Mark Lam

On this date of: \_\_\_\_\_, 20

NOTARY SIGNATURE: *Michelle Ray Crawford*



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)