

UNOFFICIAL COPY

Doc#: 1715639014 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/05/2017 09:24 AM Pg: 1 of 4

QUITCLAIM DEED
Statutory (Illinois)
(Individual to Individual)

Dec ID 20170501654280
ST/CO Stamp 1-465-827-008
City Stamp 1-671-004-608

THE GRANTOR

Omid Ghalambor,
married to Claudie A. Ghalambor,

of the City of McKinney, County of
Travis, State of Texas, for and in
consideration of TEN AND NO/100
DOLLARS (\$10.00), and other good and
valuable consideration, the receipt and sufficiency of which is acknowledged as in hand paid, CONVEYS and
QUITCLAIMS to

Claudie A. Ghalambor
2581 Collin McKinney Parkway
Apartment 407
McKinney, Texas 75070-6179

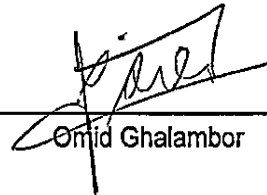
the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

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

Permanent Real Estate Index Number: 14-28-203-032-0000
Address of Real Estate: 2965 North Sheridan Road, Chicago, Illinois 60657-5801

Dated this 20th day of April, 2017.

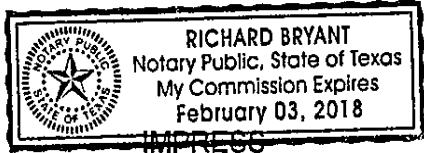


Omid Ghalambor

Exempt under provisions of Paragraph E
35 ILCS 200/31-45 Property Tax Code
4/20/17 AMG
Date Buyer, Seller or Representative

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STATE OF TEXAS)
)
) SS.
COUNTY OF TRAVIS)
 Collin)
 RB



IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Omid Ghalambor, 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.

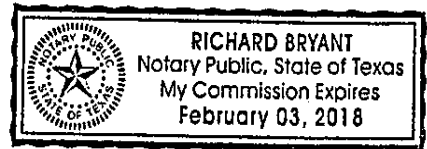
Given under my hand and official seal this 20th day of April, 2017.

Commission expires 2/3/18, 2018

*Signed for QUITCLAIM
PIN # 14-28-203-052-8000*

[Signature]

Notary Public



This instrument was prepared by: E. William Maloney
MALONEY & CRAVEN, P.C.
2093 Rand Road
Des Plaines, Illinois 60016-4727

MAIL TO:

E. William Maloney
Maloney & Craven, P.C.
2093 Rand Road
Des Plaines, Illinois 60016-4727

SEND SUBSEQUENT TAX BILLS TO:

Claudie A. Ghalambor
2965 North Sheridan Road
Chicago, Illinois 60657-5801

OR

RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY**EXHIBIT A****LEGAL:**

PARCEL 1: THAT PART OF THE EAST 75 FEET OF THE WEST 116 FEET OF LOT 2 IN ASSESSOR'S SUBDIVISION OF LOTS 1 AND 2 IN THE CITY OF CHICAGO SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SHERIDAN ROAD WHICH IS 192.58 FEET NORTH OF THE NORTH LINE OF CARDALE AVENUE AS LAID OUT, ESTABLISHED AND OCCUPIED AND RUNNING THENCE NORTH ALONG SAID EAST LINE, SAID EAST LINE BEING 40 FEET EAST OF AND PARALLEL WITH THE WEST OF SAID LOT 2, A DISTANCE OF 23 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO SAID EAST LINE A DISTANCE OF 75 FEET TO A POINT; THENCE SOUTH PARALLEL WITH SAID EAST LINE OF SHERIDAN ROAD, A DISTANCE OF 23 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO SAID EAST DESCRIBED LINE A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST 75 FEET OF THE EAST 84 FEET OF THE WEST 200 FEET OF LOT 2 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE CITY OF CHICAGO SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH FALLS WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT A POINT IN THE EAST LINE OF SHERIDAN ROAD WHICH IS 192.58 FEET NORTH OF THE NORTH LINE OF CARDALE AVENUE AS LAID OUT, ESTABLISHED AND OCCUPIED AND RUNNING THENCE NORTH ALONG SAID EAST LINE, BEING 40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 2, A DISTANCE OF 23 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO SAID EAST LINE A DISTANCE OF 151 FEET TO THE WEST LINE OF PUBLIC ALLEY; THENCE SOUTH ON SAID WEST LINE OF ALLEY, A DISTANCE OF 23 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO SAID EAST DESCRIBED LINE, A DISTANCE OF 151 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PIN # 14-28-203-032-0000

Property Address: 2965 N SHERIDAN RD CHICAGO IL 60657

REAL ESTATE TRANSFER TAX

01-Jun-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-28-203-032-0000

| 20170501654280 | 1-465-827-008

REAL ESTATE TRANSFER TAX

01-Jun-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

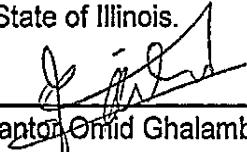
14-28-203-032-0000 | 20170501654280 | 1-671-004-608

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

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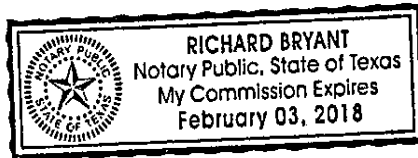
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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.

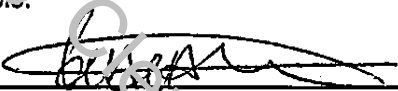
Signature: X 
Grantor Omid Ghalambor

Subscribed and sworn to before me by the said Omid Ghalambor this 20th day of April, 2017.


Notary Public

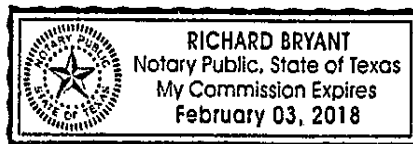


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Signature: X 
Grantee Claudie A. Ghalambor

Subscribed and sworn to before me by the said Claudie A. Ghalambor this 20th day of April, 2017.


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.)

*Signed for EXHIBIT A
PIN# 14-28-203-032-0000*