


# UNOFFICIAL COPY

After recording,  
mail document to:  
Mirza Baig  
2629 W Balmoral  
Ave, UNit 1E  
Chicago IL, 60625  
This instrument was  
prepared by:  
Devon Bank  
6445 N. Western  
Ave.  
Chicago, IL 60645

ATS 17135 2 of 3

 *17179220120*
Doc# 1717922012 Fee \$48.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 06/28/2017 10:11 AM PG: 1 OF 6

## QUIT CLAIM DEED

THE GRANTOR, DEVON BANK, an Illinois banking corporation, for the consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby remise, release, convey and quit claim to MIRZA BAIG AND FAHMINA TALAT BAIG, TENANCY BY ENTIRETY, of 2629 W Balmoral Ave, UNit 1E Chicago IL, 60625; all right, title and interest in the following described real estate, situated in the County of Cook in the State of Illinois, to-wit:  
PIN: 13-12-220-050-1001

ADDRESS: 2629 W Balmoral Ave, UNit 1E Chicago IL, 60625

Dated this 6th day of June, 2017

DEVON BANK  
An Illinois banking corporation

By: \_\_\_\_\_

Nazir Gurukambal

JA

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STATE OF ILLINOIS     )  
  )SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nazir Gurukambal to me known to be an officer of Devon Bank, an Illinois banking corporation, and 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 as an officer of Devon Bank, the officer signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed hereto, pursuant to authority given by the Board of Directors of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of June, 2017



*Martha Romare*  
\_\_\_\_\_  
Notary Public

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.

DATE June 6, 2017

~~BUYER, SELLER, OR REPRESENTATIVE~~

*PT 867*  
RECORDERS OFFICE BOX NO

**SEND SUBSEQUENT TAX BILLS TO:**  
**Mirza Baig**  
2629 W Balmoral Ave. UNit 1E Chicago IL, 60625

Cook County Clerk's Office

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## EXHIBIT A

Commitment Number: 17135

### PARCEL 1:

UNIT NO. 1E IN 2629-31 W. BALMORAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 AND THE EAST 20 FEET OF LOT 10 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT \* A \* TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 92470010, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE AND STORAGE SPACE APPURTENANT TO UNIT 1E, AS PROVIDED IN AFORESAID DECLARATION, IN COOK COUNTY, ILLINOIS.

### FOR INFORMATION ONLY:

PERMANENT INDEX NUMBER: 13-12-220-050-1001

### COMMONLY KNOWN AS:

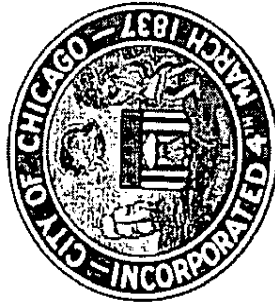
2629 W. BALMORAL AVENUE, UNIT 1E, CHICAGO IL 60625

PRIMARY TITLE SERVICES, LLC  
3701 ALGONQUIN ROAD, SUITE 720  
ROLLING MEADOWS, IL 60008  
A Policy Issuing Agent for  
CHICAGO TITLE INSURANCE COMPANY

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**REAL ESTATE TRANSFER TAX**

26-Jun-2017



**CHICAGO:**

0.00

**STATE:**

0.00

**TOTAL:**

0.00

13-12-220-050-1001 | 20170601679537

1-303-512-512

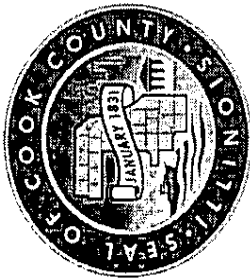
\* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

26-Jun-2017



COUNTY:  
ILLINOIS:  
TOTAL:

0.00  
0.00  
0.00

13-12-220-050-1001

20170601679537

1-867-348-416

Property of Cook County Clerk's Office

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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: 06/12/2017

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

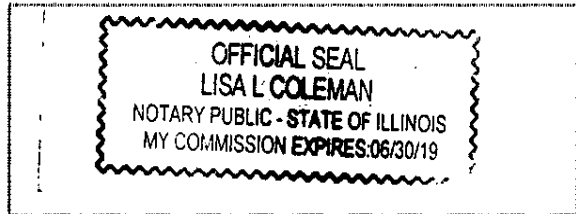
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): agent

On this date of: 06/12/2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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: 06/12/2017

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

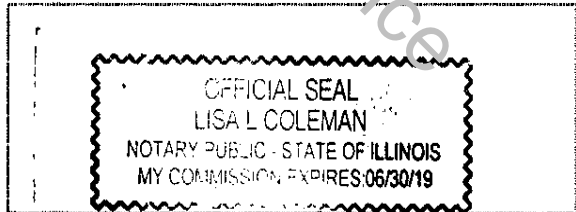
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): agent

On this date of: 06/12/2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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)