

# UNOFFICIAL COPY

Doc#. 1718457067 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/03/2017 10:31 AM Pg: 1 of 5

Dec ID 20170601682636  
ST/CO Stamp 0-945-456-576  
City Stamp 1-215-478-208

Return to:

Advisors Title Network, LLC  
900 Skokie Blvd Ste 255  
Northbrook, IL 60062  
(847) 496-9100

10/2 ATN 17-125316

Commitment Number: 17-125316

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:

Mail Tax Statements To: Nick R. Zayed, a single man: 2931 N. Natoma Avenue, Unit 5,  
Chicago, IL 60634

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-30-219-054-0000**

## QUITCLAIM DEED

Nick R. Zayed and Nariman Zayed, both unmarried persons, hereinafter grantors, of Cook County, Illinois, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grant and quitclaim to Nick R. Zayed, a single man, hereinafter grantee, whose tax mailing address is 2931 N. Natoma Avenue, Unit 5, Chicago, IL 60634, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Parcel 1: Unit 2931-5 described as follows: The East 20 feet of that part of the South 1/2 of Lot 89 in First Addition to Mont Clare Gardens, being a subdivision of the West 1/2 of the Northeast 1/4 (except that part taken for railroad) in Section 30, Township 40 North, Range 13, East of the Third Principal Meridian, lying West of a line drawn perpendicular to the South line of said Lot 89, at a point which is 111.97 feet East of the Southwest corner of said Lot 89, to a point on the North line of said Lot 89 which is 112.60 feet East of the Northwest corner of said Lot 89, in Cook County, Illinois. Parcel 2: A Non-Exclusive Easements for the benefit of Parcel 1 as set forth in the declaration of party wall rights, covenants, conditions, restrictions and easements dated 12/14/2004 and recorded**

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12/30/2004 as document number 0436519071 as amended by 0436519071 and as created by deed dated 02/07/2005 and recorded 02/28/2005 as document number 0505902073 from Parkway Bank and Trust Company to Macej Kaszubski for the purpose of ingress and egress over the following described land: The North 10 feet of the South 1/2 of Lot 89 in First Addition to Mont Clare Gardens, aforesaid, and the South 10 feet of the North 1/2 of Lot 89 in First Addition to Mont Clare Gardens aforesaid, in Cook County, Illinois.  
Property Address is: 2931 N. Natoma Avenue, Unit 5, Chicago, IL 60634

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 1634249030

Cook County Clerk's Office

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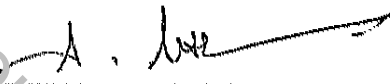
Executed by the undersigned on 6/16/17, 2017:

  
\_\_\_\_\_  
Nick R. Zayed

  
\_\_\_\_\_  
Nariman Zayed

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 16<sup>th</sup> JUNE, 2017 by Nick R. Zayed and Nariman Zayed who are personally known to me or have produced IL STATE IDS as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

  
\_\_\_\_\_  
Notary Public



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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 land trust is either a natural person, and 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 6.16.17, 2017

*Nariman R Zayed*  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said NARIMAN R ZAYED  
this 16<sup>th</sup> day of JUNE,  
2017.



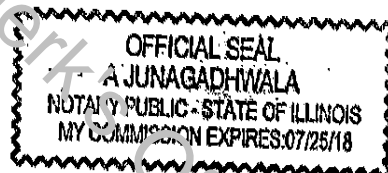
NOTARY PUBLIC *A. Junagadhwal*

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 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.

Date 6.16.17, 2017

*Nick Zayed*  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said NICK ZAYED  
This 16<sup>th</sup> day of JUNE,  
2017.



NOTARY PUBLIC *A. Junagadhwal*

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)

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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

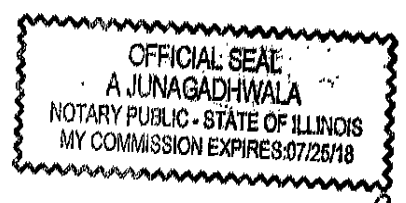
EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 01/16/2017

N. Zayed  
Buyer, Seller or Representative

BUYER  
• N. Zayed  
NICK ZAYED

SELLER  
Nariman R Zay  
NARIMAN R ZAY



A. Junagadhwala  
01/16/2017

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