

PREPARED BY:  
Farooqi & Husain LLC  
2 TransAm Plaza Dr., Suite 160  
Oakbrook Terrace, IL 60181

MAIL TO + SEND TAX BILLS TO:  
Maisoun Roubi  
4441 N. Newland Avenue  
Harwood Heights, IL 60706



Doc# 1734844024 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2017 11:07 AM PG: 1 OF 4

TAX PARCEL NUMBER: 12-24-422-030-0000

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH, THAT THE GRANTOR(S):

MAISOUN ROUBI of 4441 N. Newland Avenue, Harwood Heights, Illinois 60706-4833, County of Cook, State of Illinois, for in and consideration of Ten Dollars (\$10.00) and other good and valuable consideration conveys, releases, and warrants to the GRANTEE(S):

FERAH LLC Series 2, a Limited Liability Company

the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 6 (EXCEPT THE NORTH 35 FEET THEREOF) IN BLOCK 3 IN GEORGE W. PRASSAS' BELMONT HIGHLANDS, IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND SOUTH OF INDIAN BOUNDARYLINE AND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, LYING NORTH OF CENTER LINE OF BELMONT AVENUE, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3300 N. Oconto Avenue, Chicago, IL 60634-3555.

Grantor(s) Grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's legal heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor(s) hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX 11-Dec-2017



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

12-24-422-030-0000 | 20171201666938 | 1-445-513-248

REAL ESTATE TRANSFER TAX 11-Dec-2017



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

12-24-422-030-0000 | 20171201666938 | 1-746-945-056

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

RECORDED  
9/11

# UNOFFICIAL COPY

This property is exempt from Illinois transfer tax because the actual consideration is less than \$100 under 35 ILCS 200/31-45(e).

*Maisoun Roubi*

1/18/17  
Date

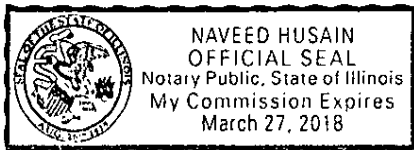
### GRANTOR'S SIGNATURE

*Maisoun Roubi 1-18-17*  
Maisoun Roubi  
4441 N. Newland Avenue  
Harwood Heights, Illinois, 60706

STATE OF ILLINOIS, COUNTY OF DuPAGE, ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MAISOUN ROUBI, personally known to me to be the same person who name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their 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<sup>th</sup> day of January, 2017



*Naveed Husain*  
NOTARY PUBLIC

# UNOFFICIAL COPY

## 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: 01 | 18 | 2017

SIGNATURE: Maison Koubi  
GRANTOR or AGENT

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

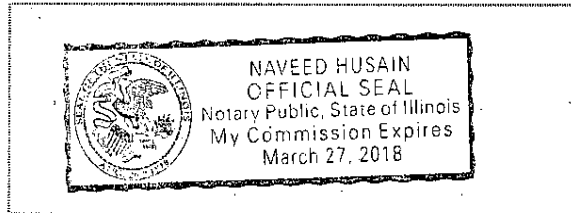
Subscribed and sworn to before me, Name of Notary Public: Naved Husain

By the said (Name of Grantor): Maison Koubi

On this date of: 01 | 18 | 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: 01 | 18 | 2017

SIGNATURE: Maison Koubi  
GRANTEE or AGENT

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

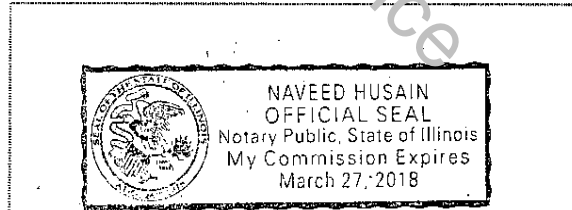
Subscribed and sworn to before me, Name of Notary Public: Naved Husain

By the said (Name of Grantee): Maison Koubi

On this date of: 01 | 18 | 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)**)

# UNOFFICIAL COPY

## AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I, Hannah Weyant, being duly sworn, state that I have access to the copies of the attached  
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Grantor/Grantee Affidavit  
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Masoun Rabi  
(print name(s) of executor/grantor)

Masoun Rabi  
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Agent  
(print your relationship to the document(s) on the above line)

### OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

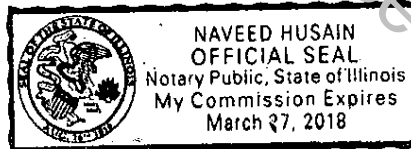
[Signature]  
Affiant's Signature Above

12/11/17  
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

12/11/17  
Date Document Subscribed & Sworn Before Me

[Signature]  
Signature of Notary Public



**SPECIAL NOTE:** This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.