

# UNOFFICIAL COPY

Prepared by and when recorded return to:  
Sheri E. Warsh  
Levenfeld Pearlstein, LLC  
400 Skokie Boulevard, Ste. 700  
Northbrook, Illinois 60062

Mail tax bill to:  
Kambiz Eftekhari  
67 W. Schiller Street  
Chicago, Illinois 60610



Doc# 1735306019 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/19/2017 11:02 AM PG: 1 OF 3

## WARRANTY DEED

THE GRANTOR, Kambiz Eftekhari, an unmarried man, of 67 West Schiller Street, Chicago, Illinois 60610, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Kambiz Eftekhari, not individually but as Trustee of the Kambiz Eftekhari Revocable Trust, of 67 West Schiller Street, Chicago, Illinois 60610, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


THE WEST 19.25 FEET OF LOT 10 AND THE WEST 19.25 FEET OF THE NORTH 25.0 FEET OF LOT 11, ALL IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO, AND CERTAIN RESUBDIVISION, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF; RECORDED APRIL 30, 1962 AS DOCUMENT NO. 18461872, IN COOK COUNTY, ILLINOIS.



Permanent Real Estate Index Number: 17-04-217-066-0000

Address of Real Estate: 67 West Schiller Street, Chicago, Illinois 60610

Subject to: (i) all real estate taxes and assessments not yet due and payable; and (ii) all easements, covenants, conditions, restrictions and other matters of record.

[Signature to follow on next page]

REAL ESTATE TRANSFER TAX		19-Dec-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-04-217-066-0000   20171201670502   0-831-439-904		

REAL ESTATE TRANSFER TAX		19-Dec-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-04-217-066-0000   20171201670502   0-377-107-488		

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

BH

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Dated this 7<sup>th</sup> day of December, 2017

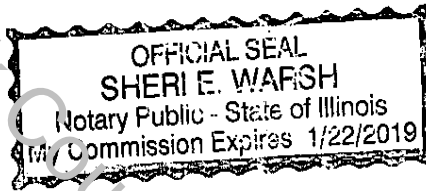
Kambiz Eftekhar  
Kambiz Eftekhar, Grantor

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kambiz Eftekhar is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of December, 2017.

Sheri E. Warsh  
Notary Public



Tax-exempt under provisions of Section 31-45, paragraph (e) of the Illinois Recordation and Transfer Tax Act.

Kambiz Eftekhar  
Buyer, Seller or Agent

Dated this 7<sup>th</sup> day of December, 2017

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## STATEMENT BY GRANTOR AND GRANTEE

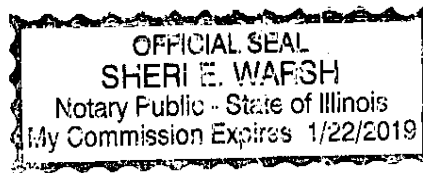
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/07/, 2017

Signature: *[Handwritten Signature]*  
Grantor or Agent.

Subscribed and sworn to before me this 7<sup>th</sup> day of December, 2017.

Notary Public *[Handwritten Signature]*



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 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.

Dated 12/07/, 2017

Signature: *[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me this 7<sup>th</sup> day of December, 2017.

Notary Public *[Handwritten Signature]*



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.)*