

UNOFFICIAL COPY

MAIL TO:

ADVANTEDGE INVESTMENT GROUP

8215 Menard Ave.
Morton Grove, Illinois 60053

SEND SUBSEQUENT TAX BILLS TO:

ADVANTEDGE INVESTMENT GROUP

8215 Menard Ave.
Morton Grove, Illinois 60053



Doc# 1821849361 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/06/2018 01:06 PM PG: 1 OF 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

**Individual to
Illinois Limited
Liability Company**

THE GRANTOR(S), **Saad Ahmed, a single person**, for and in consideration of **TEN AND no/100 DOLLARS**, and/or other good and valuable considerations in hand paid, CONVEY(S), RELEASE(S) and QUIT CLAIM(S) to

ADVANTEDGE INVESTMENT GROUP LLC, an Illinois Limited Liability Company

the following described Real Estate situated in the County of Cook, in the State of Illinois, commonly known as **7234 W. North Ave., Unit #1704, Elmwood Park, IL 60707**, legally described as follows:

UNIT 1704 IN CAMEO TOWERS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 AND THE WEST 32 1/2 FEET OF LOT 5 IN BLOCK 26 IN MILLS AND SONS GREEN FIELDS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS; WHICH IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1978 AND KNOWN AS TRUST NO. 4219, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24547486 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (ACCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPROMISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY).

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Grantor does hereby convey, release, and quitclaim 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 neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

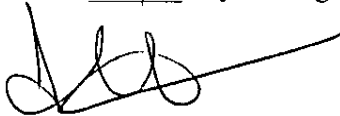
Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): **12-36-430-041-1187**

Address(es) of Real Estate: **7234 W. North Ave., Unit #1704, Elmwood Park, IL 60707**

SUBJECT TO: covenants, conditions, and restrictions of record, and to General Taxes for 2018 and subsequent years.

Dated this 4th day of August, 2018.



Saad Ahmed
8215 Menard ave
Morton Grove, IL 60053

This document prepared by: Siraj Ahmed, 8215 Menard Ave, Morton grove IL 60053



Village of Elmwood Park
Real Estate Transfer Stamp

EXEMPT

Exempt under Real Estate Transfer Tax Act Sec. 4

Par. E & Cook County Ord. 95104 Par. E

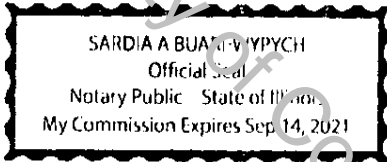
Date 8/6/18 Sign. [Signature]

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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 SAUD AHMED, personally known to me to be the same persons whose names are 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 official seal, this 4th day of August, 2018.



[Signature]
Notary Public

OFFICER
Title (and Rank)

My Commission expires 09/14/2021

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 08 | 09 | 2018

SIGNATURE: _____

[Handwritten 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:

SARDIA A BUARI-WYPYCH

By the said (Name of Grantor):

Saad Ahmed

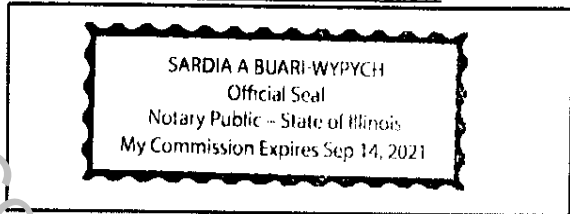
On this date of:

08 | 04 | 2018

NOTARY SIGNATURE: _____

[Handwritten 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 8 | 14 | 2018

SIGNATURE: _____

[Handwritten 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:

SARDIA A BUARI-WYPYCH

By the said (Name of Grantee):

ADVANTEDGE INVESTMENT GROUP LLC

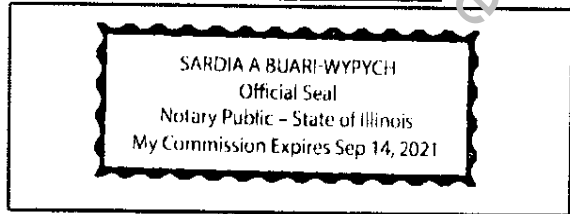
AFFIX NOTARY STAMP BELOW

On this date of:

08 | 14 | 2018

NOTARY SIGNATURE: _____

[Handwritten Signature]



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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)