

UNOFFICIAL COPY

GEORGE E. COLE® No. 822 REC
LEGAL FORMS December 1999



Doc# 1826822026 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2018 11:47 AM PG: 1 OF 3

QUIT CLAIM DEED Statutory (Illinois) (Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR(S)

PEGASSO, LLC

of the City _____ of Lewes County of Sussex State of Delaware for the

consideration of TEN DOLLARS, and other good and valuable

considerations _____ in hand paid, CONVEY(S) _____ and QUIT CLAIM(S)

TO MIKEL RAS TEGAR 291 S. La Cienega Blvd., #311, Beverly Hills, CA 90211

(Name and Address of Grantees)

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 326 and 328 N. Pulaski Rd., Chicago IL 60624 (st. address) legally described as:

LOT 7 IN HARVEYS SUBDIVISION OF LOTS 49 TO 54 IN BLOCK 1 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

LOT 8 IN HARVEYS SUBDIVISION OF LOTS 49 TO 54 IN BLOCK 1 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-10-407-027 16-10-407-026

Address(es) of Real Estate: 326 N. Pulaski Rd., Chicago IL 60624 328 N. Pulaski Rd., Chicago IL 60624

DATED this: 21st day of November, 2017

Pegasso, LLC

(SEAL) _____ (SEAL)

Please print or type name(s) below signature(s)

By: Theodore C. Ahlgren, Manager

(SEAL) _____ (SEAL)

Rhode Island State of Illinois, County of Providence ss. I, the undersigned, a Notary Public in and for said County,

in the State aforesaid, DO HEREBY CERTIFY that

THEODORE AHLGREN

personally known to me to be the same person AS whose name WAS subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

UNOFFICIAL COPY

GEORGE E. COLE®
LEGAL FORMS

Quit Claim Deed
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County

Given under my hand and official seal, this 21st day of NOVEMBER 2017

Commission expires 07/27/18 2019 Frank Mauran
NOTARY PUBLIC

This instrument was prepared by Theodore C. Ahlgren, Manager of Pegasso, LLC, 179 Shaw Ave., Cranston, RI 02905
(Name and Address)

MAIL TO: {
Mikel Rastegar
(Name)
291 S. La Cienega Blvd., #311
(Address)
Beverly Hills, CA 90211
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Mikel Rastegar
(Name)
291 S. La Cienega Blvd., #311
(Address)
Beverly Hills, CA 90211
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

REAL ESTATE TRANSFER TAX		21-Sep-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-10-407-027-0000 | 20180801652141 | 0-293-742-752

REAL ESTATE TRANSFER TAX		16-Aug-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-10-407-027-0000 | 20180801652141 | 1-094-868-768

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

UNOFFICIAL COPY

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: 11 | 21 | 2017

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):

Pratt, Inc
1775 Theodore C. Anderson

AFFIX NOTARY STAMP BELOW

On this date of:

21 | Nov | 2017

NOTARY SIGNATURE:

Frank Mauran

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: 10 | 19 | 2017

SIGNATURE: _____

GRANTEE or AGENT

Mikel Rastegar

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):

Mikel Rastegar

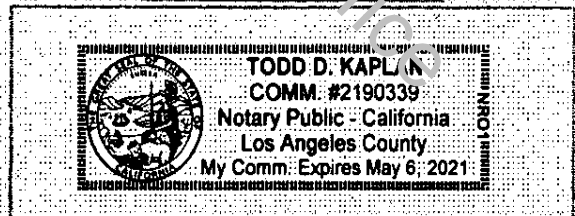
AFFIX NOTARY STAMP BELOW

On this date of:

10 | 19 | 2017

NOTARY SIGNATURE:

Todd D. Kaplan



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)