

# UNOFFICIAL COPY

Doc#: 1904449340 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/13/2019 01:27 PM Pg: 1 of 4

Dec ID 20190201693143  
ST/CO Stamp 1-966-893-472  
City Stamp 1-717-160-352

## QUIT CLAIM DEED 41042740 1/2 6IT

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 or merchantability or fitness for a particular purpose.

The GRANTOR(S), ICON Capital Group, Inc, of the City of Chicago, County of Cook, State of Illinois, in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Icon Armitage Partners, LLC of Chicago IL the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

(Legal Description)

PIN: 16-26-205-009-0000

Property Commonly known as: 2215 S. Christiana Chicago  
Acc. IL 60623

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To Have and To hold said premises forever. Dated this 5th day of ~~January~~, 2019  
February

N. Khalil  
Nadeya Khalil, President  
ICON CAPITAL GROUP, INC.

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 Nadeya Khalil, president, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he has signed, sealed and delivered the said instrument as his 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 5<sup>th</sup> day of February, 2019

Dalle Et (Notary Public)



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This instrument was prepared by: *Nadeya Khalil 3224 W. North Ave Chicago, IL 60647*

Send Recorded Instrument To:  
*ICON Armitage Partners, LLC*  
*3324 W. North Ave*  
*Chicago IL 60647*  
*% Ayman Khalil*

Send Subsequent Tax Bills To:  
*ICON Armitage Partners, LLC*  
*3324 W. North Ave*  
*Chicago IL 60647*  
*% Ayman Khalil*

This instrument is exempt under Paragraph *E* of Section 4 of the Illinois Real Estate Transfer Act.

*NK*

DATE: *2/5/19*

REAL ESTATE TRANSFER TAX 07-Feb-2019



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

16-26-205-009-0000 | 20190201693143 | 1-966-897-47

REAL ESTATE TRANSFER TAX 07-Feb-2019



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

16-26-205-009-0000 | 20190201693143 | 1-717-160-352

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

Property of Cook County Clerk's Office

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## EXHIBIT "A"

LOT 11 IN BLOCK 3 IN KRALOVEC AND KASPAR'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 44 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

Property address: 2215 South Christiana Avenue, Chicago, IL 60623  
Tax Number: 16-26-205-009-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the 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 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: 2/5, 2019 [Signature]  
Signature

Subscribed to and sworn before me this 5 day of Feb 2019.

[Signature]  
Notary Public

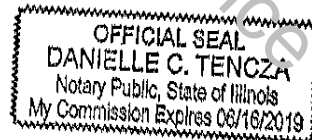


The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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: 2/5, 2019 [Signature]  
Signature

Subscribed to and sworn before me this 5 day of Feb 2019.

[Signature]  
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS ACTION 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)