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QUIT CLAIM DEED

The Grantor, **NADER CHEHELAMIRAN**, **unmarried** of the Village of Palatine, County of Cook and State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby QUIT CLAIM and CONVEY unto:

Doc# 1911613144 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2019 10:27 AM PG: 1 OF 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Nozar Amiran, not individually, but solely as Trustee of the **NADER CHEHELAMIRAN TRUST** dated February 12, 2019 ("Grantee"), whose address is 450 S. Warren Avenue, Palatine, Illinois 60074, and unto all and every successor in trust under said trust agreement, all interest in the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

LOT 2 IN ABERLY'S RESUBDIVISION OF THE SOUTH 1/2 OF LOT 23 AND ALL OF LOT 24 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED NOVEMBER 9, 2000, AS DOCUMENT NUMBER 00885913, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 02-24-403-067-0000

Commonly known as: 450 S. Warren Avenue, Palatine, Illinois 60074

SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; and (b) covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth. And the said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, this Quit Claim Deed is dated as of the 05 day of March, 2019.

Nader Chehelamiran

Exempt under provisions of Real Estate Transfer Tax Act 35 ILCS 200/31-45(e)

Nader Chehelamiran, Grantor

Dated: 03/05, 2019

REAL ESTATE TRANSFER TAX

26-Apr-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

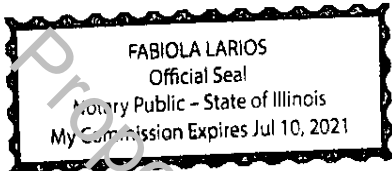
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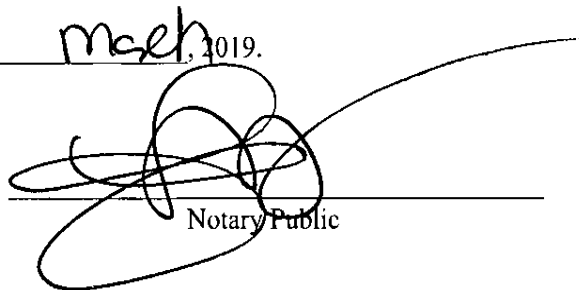
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that NADER CHEHELAMIRAN, 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 signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5th day of March, 2019.





Notary Public

After Recording Mail to:

Jeffrey A. Zaluda, Esq.
Horwood Marcus & Berk Chartered
500 W. Madison Street, Suite 3700
Chicago, Illinois 60661

Send Subsequent Tax Bills to:

Nozar Amiran, Trustee
Nader Chehelamiran Trust
450 S. Warren Avenue
Palatine, Illinois 60074

This Instrument Was Prepared by:

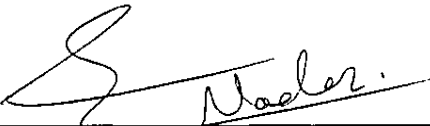
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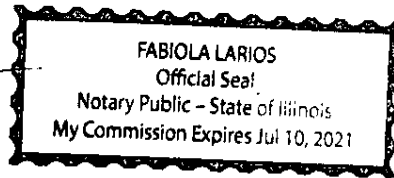
GRANTOR/GRANTEE STATEMENT

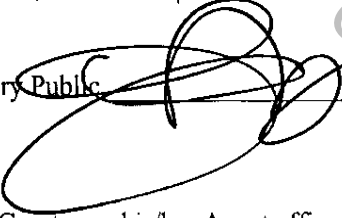
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 03/05, 2019.

Signature 
Nader Chehelamiran, Grantor

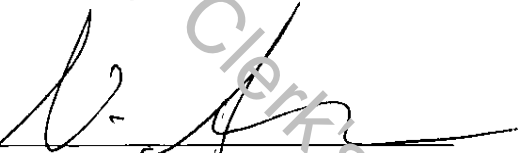
Subscribed and sworn to before me by the said Grantor this 5th day of March, 2019.



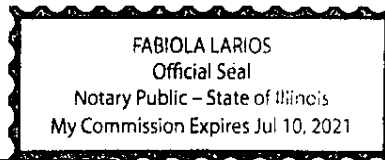
Notary Public 

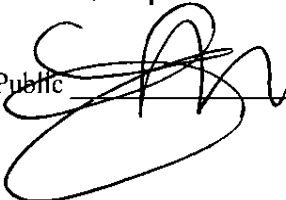
The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated March 5th, 2019.

Signature 
Nozar Amiran, as Trustee, Grantee

Subscribed and sworn to before me by the said Grantee this 5th day of March, 2019.



Notary Public 

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