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LEGAL FORMS December 1999



Doc# 1926017079 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/17/2019 10:29 AM PG: 1 OF 3

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

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Above Space for Recorder's use only

THE GRANTOR(S)

Mikel Rastegar

of the City Beverly Hills of Los Angeles County of California State of California for the consideration of TEN DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S)

TO PEGASSO, LLC, 33718B Wescoats Rd., Lewes, DE 19958

(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 5th day of JULY, 20 19

Please print or type name(s) below signature(s) Mikel Rastegar (SEAL) (SEAL) (SEAL) (SEAL)

State of Illinois County of LOS ANGELES ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

IMPRESS
SEAL
HERE

MIKEL RASTEGAR personally known to me to be the same person IS 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 free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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GEORGE E. COLE
LEGAL FORMS

Quit Claim Deed
INDIVIDUAL TO INDIVIDUAL

TO

REAL ESTATE TRANSFER TAX		17-Sep-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-10-407-027-0000	20190801651951	1-962-663-968

REAL ESTATE TRANSFER TAX		16-Sep-2019
	CHICAGO:	0.00
	CTA:	1.50
	TOTAL:	1.50 *
16-10-407-027-0000	20190801651951	1-904-613-984

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

Given under my hand and official seal, this 05th day of JULY 2019
 Commission expires DECEMBER 20 2020

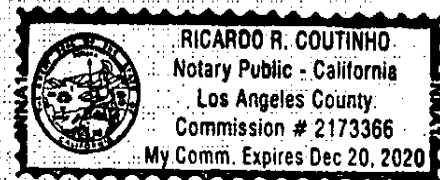
 NOTARY PUBLIC

This instrument was prepared by Theodore C. Ahlgren, Manager of Pegasso, LLC, 175 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. _____



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 9 | 3 | 2019

SIGNATURE: [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:

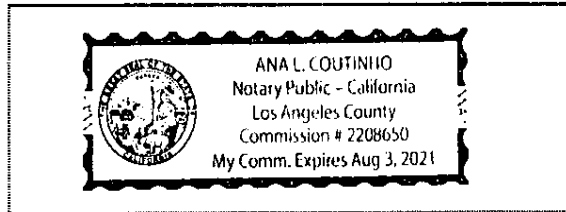
ANA L. COUTINHO

By the said (Name of Grantor): Mikel Rastegar

On this date of: 09 | 03 | 2019

NOTARY SIGNATURE: [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 title to real estate under the laws of the State of Illinois.

DATED: 9 | 6 | 2019

SIGNATURE: [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:

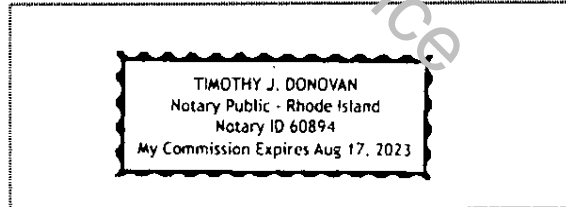
Timothy J. Donovan

By the said (Name of Grantee): Pegasso, LLC

On this date of: 09 | 06 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)