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QUIT CLAIM DEED ILLINOIS STATUTORY



Doc# 1928934167 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/16/2019 03:50 PM PG: 1 OF 4

THE GRANTOR(S), Faiyaz Noorani and Afsheen Noorani, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to AFN Properties LLC -5143 S Kenwood, a Series of an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

THIS IS NON-HOMESTEAD PROPERTY

SUBJECT TO:

Covenants, conditions and restrictions of record, General taxes for the year 2019 and subsequent years.

Permanent Real Estate Index Number(s): 20-11-402-041-1063


Address(es) of Real Estate: 5143 South Kenwood Ave., Unit SG1, Chicago, IL 60615

Dated this 9 day of October, 2019.

Faiyaz Noorani
Faiyaz Noorani



Afsheen Noorani
Afsheen Noorani

S Y
P 4
S
M X
SC
E X
INT AR

REAL ESTATE TRANSFER TAX	11-Oct-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-11-402-041-1063 | 20191001615221 | 1-943-178-848

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

REAL ESTATE TRANSFER TAX	16-Oct-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

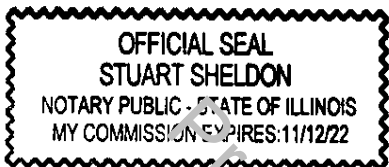
20-11-402-041-1063 | 20191001615221 | 1-269-722-720

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Faiyaz Noorani & Afsheen Noorani, personally known to me to be the same person(s) whose name(s) 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 9 day of October, 2019.



[Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, PROPERTY TAX CODE

DATE: October 9, 2019

Faiyaz Noorani
Buyer/Seller/or Representative

Prepared By: Stuart M. Sheldon
1 E Wacker Drive, Suite 2610
Chicago, IL 60601

Mail To:
Stuart M. Sheldon, Esq.
1 E Wacker Drive, Suite 2610
Chicago, IL 60601

Name & Address of Taxpayer:
AFN Properties LLC – 5143 S Kenwood
1305 S. Michigan Ave.
Unit 703
Chicago, IL 60605

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 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, or 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.

Signature: Fayaz Morani
Grantor/Agent

SUBSCRIBED and SWORN to before me this 10 day of October, 2019.

[Signature]
Notary Public



The grantee or his 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 and hold title to real estate under the laws of the State of Illinois.

Signature: Fayaz Morani
Grantee/Agent

SUBSCRIBED and SWORN to before me this 10 day of October, 2019.

[Signature]
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 Section 4 of the Illinois Real Estate Transfer Tax Act.]

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LEGAL DESCRIPTION

UNIT NUMBER SG1 IN HYDE PARK MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PARTS OF BLOCK 12 IN CORNELL, HIBBARD AND GOODMAN'S SUBDIVISION OF BLOCKS 11 AND 12 IN KIMBARK'S ADDITION TO HYDE PARK IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;
WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25620630, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s):

20-11-402-041-1063

Commonly known as:

5143 S. Kenwood Ave., #SG1, Chicago, IL 60615

Property of Cook County Clerk's Office