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2000713199

Doc# 2000713199 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/07/2020 01:07 PM PG: 1 OF 7

This Instrument prepared by:

Keil M. Larson
Attorney at Law
35 East Wacker Drive Suite 650
Chicago, Illinois 60601
keil@keillarson.com

And after recording return to:

Keil M. Larson
Attorney at Law
35 East Wacker Drive Suite 650
Chicago, Illinois 60601
312-664-9300 312-664-5363fax
keil@keillarson.com

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of this 23rd day of December 2019, between **Naeem Khan**, a married man of Northfield, Illinois ("Grantor"), and **7354 N Seeley LLC**, an Illinois limited liability company ("Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor has quit claimed granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby quit claim, grant, bargain, sell, alien, convey and confirm unto Grantee all that tracts or parcels of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said properties (collectively the "Properties").

TO HAVE AND TO HOLD the Properties unto Grantee forever in fee simple; subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit B attached hereto and made a part hereof.

THIS IS non-homestead property.

[SIGNATURE PAGE FOLLOWS]

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EXHIBIT A

LEGAL DESCRIPTION OF LAND

Property 1—7354 N Seeley Unit 3 and P-3, Chicago Illinois

Unit 3 and P-3 together with its undivided percentage interest in the Common Elements in 7354 North Seeley Condominium as delineated and defined in the Declaration recorded as Document No. 24887511, as Amended, in the Southwest fractional 1/4 of fractional Section 30, Township 41 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.

Having Permanent Index Numbers: 11-30-315-018-1003
11-30-315-018-1006

Commonly known as 7354 North Seeley Avenue Unit 3 & P-3, Chicago, Il 60645

Property 2—7354 N Seeley Unit 2 and P-2, Chicago Illinois

Unit 2 and P-2 together with its undivided percentage interest in the Common Elements in 7354 North Seeley Condominium as delineated and defined in the Declaration recorded as Document No. 24887511, as Amended, in the Southwest fractional 1/4 of fractional Section 30, Township 41 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.

Having Permanent Index Numbers: 11-30-315-018-1002
11-30-315-018-1005

Commonly known as 7354 North Seeley Avenue Unit 2 & P-2, Chicago, Il 60645

Property 3—7354 N Seeley Unit 1 and P-1, Chicago Illinois

Unit 1 and P-1 together with its undivided percentage interest in the Common Elements in 7354 North Seeley Condominium as delineated and defined in the Declaration recorded as Document No. 24887511, as Amended, in the Southwest fractional 1/4 of fractional Section 30, Township 41 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.

Having Permanent Index Numbers: 11-30-315-018-1001
11-30-315-018-1004

Commonly known as 7354 North Seeley Avenue Unit 1 & P-1, Chicago, Il 60645

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Tax Act.

1-6-2020 [Signature]
Date Buyer, Seller or Representative

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Leases affecting the Property as of the date hereof.
2. Real estate taxes for the year 2019, a lien not yet due and payable.
3. Restrictions and covenants of record particularly ones found in the 7354 North Seeley Condominium as delineated and defined in the Declaration recorded as Document No. 24887511,
4. Matters done or suffered by Grantee or its agents.

COOK COUNTY
RECORDER OF DEEDS

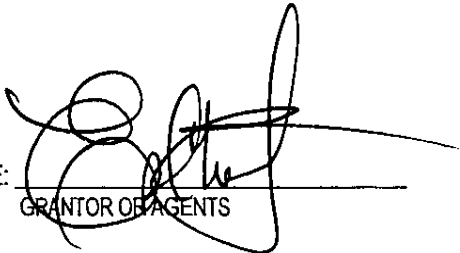
COOK COUNTY
RECORDER OF DEEDS

UNOFFICIAL COPY

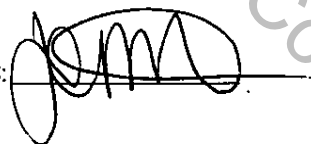
STATEMENT BY GRANTOR AND GRANTEE

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, 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 ILLINOIS.

DATED: 1/6/2020

SIGNATURE: 
GRANTOR OR AGENTS

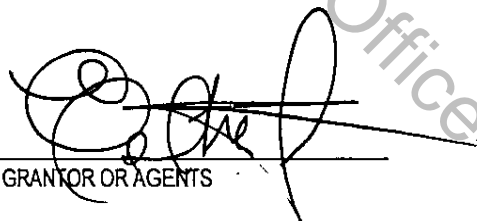
SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: 




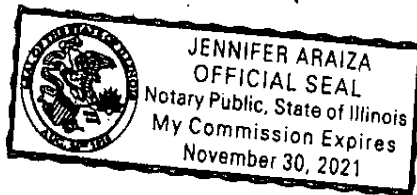
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DATED: 1/6/2020

SIGNATURE: 
GRANTOR OR AGENTS

SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: 



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

06-Jan-2020



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00 *

11-30-315-018-1001 | 20200101685697 | 0-687-000-928

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

06-Jan-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

11-30-315-018-1001

| 20200101685697 |

1-060-687-200