UNOFFICIAL COPY

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. Lars in Attorney at Law 35 East Wacker Crive Suite 650 Chicago, Illinois 60501 312-664-9300 312-664-5363fax keil@keillarson.com



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

QUIT CLAIM DEED

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

WITNESSETH:

THAT, for and in consideration of the sum of TLN 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 sir ple; 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]

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

Nama: Nagam Khan

STATE OF ILLINOIS

SS.

COUNTY OF COCK

I, Mohammad Aiwar, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Naeem Khan, is 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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 23rdday of December, 2019

OFFICIAL SEAL
MOHAMMAD ANWER
NOTARY PUBLIC STATE OF ILLINOIS

Nowry Public

Clort's Office

Commission Expires:

01/12/22

Mail subsequent tax bills to:

7354 N Seeley LLC 4100 West Belmont Avenue Chicago, Illinois 60641

2000713199 Page: 3 of 7

UNOFFICIAL COPY

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 7334 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

Commonly known as 7354 North Seeley Avenue Unit 2 & P-2, Cricago, 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 Commor. 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 C, Section 4,
Real Estate Transfer Tax Act.

1-6-2020

Buyer, Seller or Representative

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

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

or s. COOK COUNTY RECORDER OF DEEDS

CASO OFFICE

UNOFFICIAL CO

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 ASSIGMENT 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.

SIGNATURE:

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

NOTARY PUBLIC

JENNIFER ARAIZA OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires November 30, 2021

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNENT OF BENEFIC'AL 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 E STAVE 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 DOBUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

DATED: 1 16 2020

SIGNATURE:

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

NOTARY PUBLIC

JENNIFER ARAIZA OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires November 30, 2021

GRANTOR OR AGENTS

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

2000713199 Page: 6 of 7

UNOFFICIAL COPY

| Popolar | | |
|--------------------------|----------|-------------|
| 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.

2000713199 Page: 7 of 7

UNOFFICIAL COPY

SCOPE OF THE 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 Sh. Opposition