





# UNOFFICIAL COPY



\*2000713199D\*

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 2

**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 23<sup>rd</sup> 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.

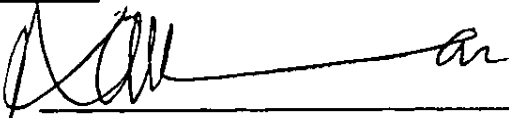
*[SIGNATURE PAGE FOLLOWS]*

S Y  
P 7  
S L  
M  
SC Y  
E  
INT [Signature]

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

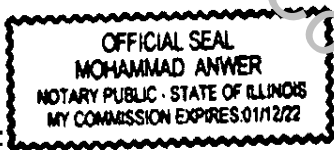
**GRANTOR:**

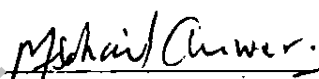
By:   
Name: Naeem Khan

STATE OF ILLINOIS     )  
  )SS.  
COUNTY OF COOK     )

I, Mohammad Anwar, 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 23rd day of December, 2019.



  
Notary Public

Commission Expires: 01/12/22

**Mail subsequent tax bills to:**

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

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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

Date

[Signature]

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

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RECORDER OF DEEDS

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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, 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:

*[Handwritten Signature]*  
GRANTOR OR AGENTS

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

NOTARY PUBLIC:

*[Handwritten Signature]*



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

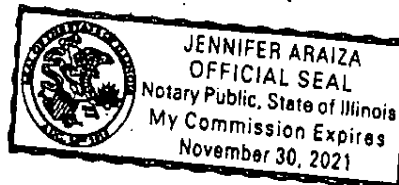
SIGNATURE:

*[Handwritten Signature]*  
GRANTOR OR AGENTS

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

NOTARY PUBLIC:

*[Handwritten Signature]*



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.

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

06-Jan-2020



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	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



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

11-30-315-018-1001

| 20200101685697 | 1-060-687-200

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Property of Cook County Clerk's Office

RECORDED  
RECORDER OF DEEDS

RECORDED  
RECORDER OF DEEDS

I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY  
OF DOCUMENT # 2000713199

MAR -4 20

RECORDED  
COOK COUNTY  
OFFICE BY PT