

# UNOFFICIAL COPY

Doc#: 2026520270 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/21/2020 03:23 PM Pg: 1 of 4

Dec ID 20200801650220  
ST/CO Stamp 0-410-967-776  
City Stamp 1-906-982-624

**QUITCLAIM DEED** 20 17778 ZL AFE

**GRANTOR, SAMANEH DOWLATSHAHI, an unmarried woman, who acquired title as a married woman (herein, "Grantor"), whose address is 2428 N. Avers Ave., Chicago, IL 60647, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, SAMANEH DOWLATSHAHI, an unmarried woman (herein, "Grantee"), whose address is 2428 N. Avers Ave., Chicago, IL 60647, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:**

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 2428 N. Avers Ave., Chicago, IL 60647

Permanent Index Number: 13-26-325-026-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 17 day of July, 2020

When recorded return to:

SAMANEH DOWLATSHAHI  
2428 N. AVERS AVE.  
CHICAGO, IL 60647

SD

Send subsequent tax bills to:

SAMANEH DOWLATSHAHI  
2428 N. AVERS AVE.  
CHICAGO, IL 60647

SD

This instrument prepared by:

LEILA L. HALE, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

1200 Post Oak Blvd, Apt 2609, Houston, TX, 77056

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GRANTOR

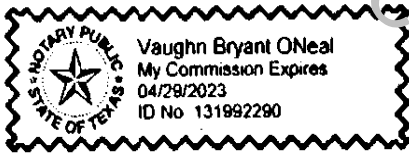
Samaneh Dowlatshahi  
SAMANEH DOWLATSHAHI

STATE OF Texas  
COUNTY OF Harris

This instrument was acknowledged before me on 17 July 2020, by SAMANEH DOWLATSHAHI

[Affix Notary Seal]

Notary Signature: [Signature]  
Printed name: Vaughn Bryant O'Neal  
My commission expires: 4/29/2023



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Samaneh Dowlatshahi  
Signature of Buyer/Seller/Representative

7/17/20  
Date

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, 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: July 28, 2020

Signature: Alex Seckler  
Grantor or Agent

Subscribed and sworn to before me by  
the said Alex Williams  
this 28 day of July, 2020.  
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.

Dated: July 28, 2020

Signature: Alex Seckler  
Grantee or Agent

Subscribed and sworn to before me by  
the said Alex Williams  
this 28 day of July, 2020.  
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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## EXHIBIT A

[Legal Description]

LOT 10 IN THE SUBDIVISION OF LOTS 28 TO 33 IN BLOCK 36 AND OF LOTS 7 TO 17 IN BLOCK 37 IN PENNOCK, BEING A SUBDIVISION OF PARTS OF SECTIONS 26, 27 AND 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*