

# UNOFFICIAL COPY

Doc#: 2028262079 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/08/2020 12:16 PM Pg: 1 of 4

**Prepared by:**

Name: Sadie & Sriratana LLC  
Address: 22 W. Washington St., Suite 1500  
Chicago, Illinois 60602

Dec ID 20200801670482  
ST/CO Stamp 1-082-970-592  
City Stamp 0-245-676-768

**After recording return to:**

Name: Askari LLC-3215 LLC  
Address: 1014 High ridge Road,  
Lombard, Illinois 60148

Space Above This Line for Recorder's Use

## ILLINOIS QUIT CLAIM DEED

STATE OF Illinois )

COUNTY of Cook )

In consideration of the sum of one dollar (\$1.00) in hand paid, Suvit Kattiyaman and Alyssa Kattiyaman ("Grantors"), residing at 1014 High ridge Rd., Lombard, County of DuPage, Illinois 60148, convey and quitclaim to Askari LLC-3215 LLC, an Illinois limited liability company, with its principal office at 1014 High ridge Rd., Lombard, DuPage County, IL 60148 ("Grantee"), all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois to-wit:

UNIT 3215 1/2-1E IN THE FRANCISCO-ELSTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5 AND 6 IN BLOCK 12 IN S.E. GROSS UNTER DEN LINDEN ADDITION TO CHICAGO BEING A SUBDIVISION OF THAT PART LYING SOUTHWEST CENTER LINE OF ELSTON ROAD SOUTH 18.787 CHAINS OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD AND EXCEPT 1 ACRE IN THE SOUTHWEST CORNER OF SAID TRACT) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0607910110, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property commonly known as 3215 1/2 N. Francisco Avenue, Unit #1E, Chicago Illinois 60618;


Tax Parcel Number: 13-24-323-016-1012.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof



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of the said second party forever.

| REAL ESTATE TRANSFER TAX  |          | 20-Aug-2023 |
|---|----------|-------------|
|  | CHICAGO: | 0.00        |
|   | CTA:     | 0.00        |
|   | TOTAL:   | 0.00        |
| 13-24-323-016-1012   20200801670482   0-245-676-768                               |          |             |
| * Total does not include any applicable penalty or interest due.                  |          |             |

*Suvit Kattiyaman*  
Grantor signature

Suvit Kattiyaman  
Grantor's name  
Address: 1014 High ridge Road, Lombard, Illinois 60148

| REAL ESTATE TRANSFER TAX  |           | 20-Aug-2020 |
|---|-----------|-------------|
|  | COUNTY:   | 0.00        |
|  | ILLINOIS: | 0.00        |
|   | TOTAL:    | 0.00        |
| 13-24-323-016-1012   20200801670482   1-082-870-592                               |           |             |

*Alyssa Kattiyaman*  
Grantor signature

Alyssa Kattiyaman  
Grantor's name  
Address: 1014 High ridge Road, Lombard, Illinois 60148

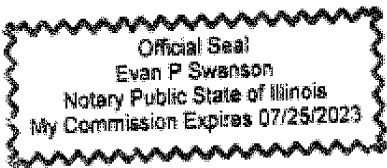
Mail tax statements to: Askari LLC-3215 LLC, 1014 High ridge Rd., Lombard, Illinois 60148

STATE OF Illinois)

COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Suvit Kattiyaman / Alyssa Kattiyaman whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 6 day of April, 2020.



*Evan P Swanson*  
Notary Public

My Commission Expires: 7/25/2025

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 4 | 11 | 20

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

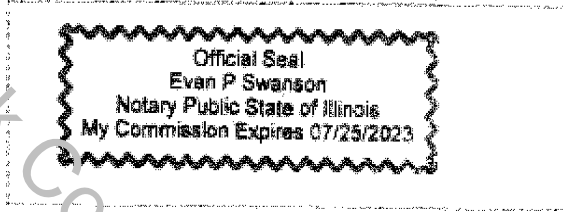
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): ALYSSA KAITIYAMAN

On this date of 4 | 11 | 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 4 | 11 | 20

SIGNATURE: [Signature]  
GRANTEE or AGENT

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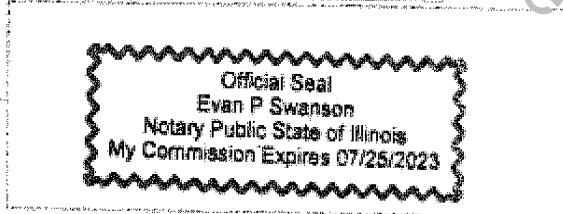
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): ALYSSA KAITIYAMAN

On this date of 4 | 11 | 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act**, (35 ILCS 200/Art. 31)

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DATED: 4 | 11 | 20

SIGNATURE: [Signature]  
GRANTOR or AGENT

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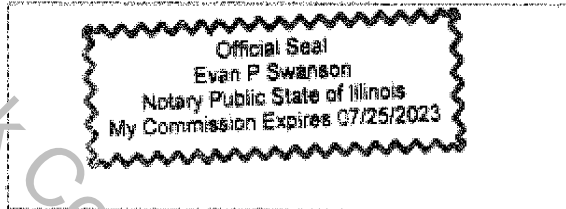
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): SUNIT KATTIYAWAN

On this date of: 4 | 11 | 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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DATED: 4 | 11 | 20

SIGNATURE: [Signature]  
GRANTEE or AGENT

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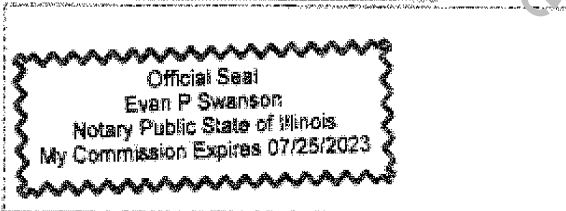
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): SUNIT KATTIYAWAN

On this date of: 4 | 11 | 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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