

UNOFFICIAL COPY

Prepared by:

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

Doc#: 2035116228 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/16/2020 03:08 PM Pg: 1 of 5

After recording return to:

Name: Askari LLC - 1205 LLC
Address: 1014 High Ridge Road,
Lombard, Illinois 60148

Dec ID 20200801670911
ST/CO Stamp 0-305-951-200

Space Above This Line for Recorder's Use

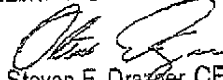
REAL ESTATE TRANSFER TAX		21-Aug-2020
COUNTY:	0.00	
ILLINOIS:	0.00	
TOTAL:	0.00	
16-Co-120-045-1007 20220801670911 3-305-951-200		

ILLINOIS QUIT CLAIM DEED

EXEMPTION APPROVED

STATE OF Illinois)
COUNTY of Cook)

Exempt under 35 ILCS 200/31-45
Paragraph e Section 4 of the
Real Estate Transfer Act
x 10/30/20 x [Signature]


Steven E. Drazner, CFO
Village of Oak Park

In consideration of the sum of one dollar (\$1.00) in hand paid, Alyssa Kattiyaman ("Grantor"), residing at 1014 High Ridge Rd., Lombard, County of DuPage, Illinois 60148, conveys and quitclaims to Askari LLC - 1205 LLC, an Illinois limited liability company, with its principal place of business 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 7 IN 1205-07 NORTH HARLEM AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
THE SOUTH 1/2 OF LOT 8 IN BLOCK 4 IN THE SUBDIVISION (BY FIREMEN'S INSURANCE COMPANY) OF THE SOUTH 22 1/2 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26156710, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


Property commonly known as 1205 North Harlem Ave., Unit 7, Oak Park, IL 60307.

Tax Parcel Number(s): 16-06-120-045-1007.

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 of the said second party forever.

UNOFFICIAL COPY


Grantor signature

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

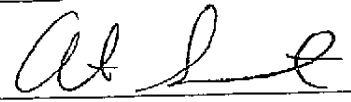
Mail tax statements to: Askari LLC - 1205 LLC, 1014 High Ridge Road, Lombard, Illinois 60148

STATE OF Illinois)
COUNTY OF Cook)

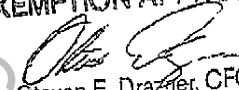
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alyssa Kattiyaman whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same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

Given under my hand this 10th day of October, 2020.




Notary Public

My Commission Expires: 2/18/24

EXEMPTION APPROVED

Steven E. Drazier, CFO
Village of Oak Park

UNOFFICIAL COPY

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: 10 | 30 | 20

SIGNATURE: [Signature]
GRANTOR or AGENT

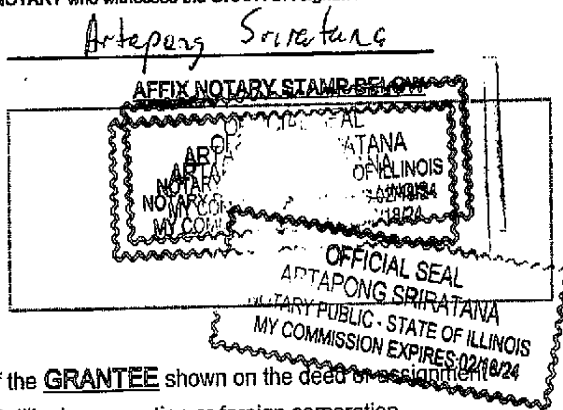
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): ALYSSA KATTIYAMANAN

On this date of: 10 | 30 | 20

NOTARY SIGNATURE: [Signature]



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: 10 | 30 | 20

SIGNATURE: [Signature]
GRANTEE or AGENT

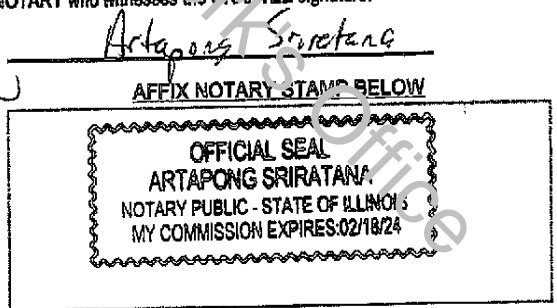
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): ALYSSA KATTIYAMANAN

On this date of: 10 | 30 | 20

NOTARY SIGNATURE: [Signature]



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)**

EXEMPTION APPROVED

[Signature]
Steven E. Draefner, CFO
Village of Oak Park

UNOFFICIAL COPY



Real Estate Transfer Tax Form

The Village of Oak Park
 Finance Department
 123 Madison Street
 Oak Park, Illinois 60302

708.358.5478
 finance@oak-park.us
 www.oak-park.us

CHECK APPROPRIATE BOXES

<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Multi-unit ___ No. of Units	<input type="checkbox"/> New Condo Conversion	Recorder or Registrar's Deed No. _____
<input type="checkbox"/> Declaration	<input type="checkbox"/> Exemption	<input checked="" type="checkbox"/> Condo Unit	<input type="checkbox"/> Parking Space	Date Recorded (For Recorder's Use Only) _____

INSTRUCTIONS

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Finance Department, 123 Madison St. Oak Park, IL or other designated agent, at the time of purchase of real estate transfer stamps as required by the Oak Park Real Estate Tax Ordinance. The stamps must be affixed to the deed and this form attached, when the title is recorded.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- 3) A signed copy of the Illinois Tax Declaration form must be sent to the Finance Department, pursuant to Section 9 of the ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest.
- 4) For more information, call 708.358.5478 Monday through Friday, 8:30 A.M. to 5:00 P.M. or email finance@oak-park.us.

1205	N. Harlem Ave., Unit 7	60302
Address of Property	Street	Zip Code
16-06-120-045-1007		
Permanent Property Index No.	Buyer will occupy property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Type of Sale <input type="checkbox"/> Short <input type="checkbox"/> Foreclosure <input checked="" type="checkbox"/> Direct	Quit claim	June 18, 2020
	Type of Deed	Date of Deed

Full Actual Consideration	EXEMPTION APPROVED	
Include amount of mortgage and value of liabilities assumed		\$ 1.00
Amount of Tax (\$8.00 per \$1,000 or fraction thereof of full actual consideration)		\$ 0
Payment of tax is obligation of seller. Personal checks are not accepted.	Steven E. Drazler, CFO Village of Oak Park	ND

Note: The Village of Oak Park, Oak Park Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 6 and 7 of the ordinance which are printed on the reverse side of this form to claim one of these exemptions, complete the appropriate blanks below. A \$30 processing fee shall apply.

I hereby declare that this transaction is exempt from taxation under the Oak Park Real Estate Transfer Tax Ordinance by paragraph(s) d of Section 6 of said ordinance.

Details of exemption claimed: (explain) I am quit claiming my interest to a limited liability corporation with consideration less than \$500.00.

I hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor (Seller): (Please Print)

Alyssa Kattiyaman	1014 Highridge Rd., Lombard, IL	60148
Name	Address	Zip Code
Signature (Seller or Agent)	Date Signed	10/14/20

The Water Billing Division 708.358.5478 must certify that all water and sewer assessments are paid in full for the property to date.

UNOFFICIAL COPY



The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302

708.383.6400
village@oak-park.us
www.oak-park.us

*****CERTIFICATE OF WATER COMPLIANCE*****

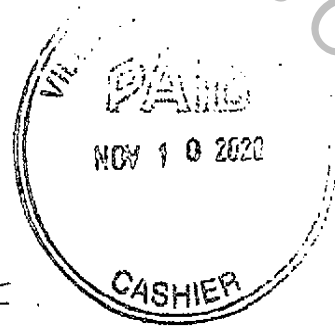
Date: 11/6/20

Final Read
 Exemption
 Condo Exemption

Name: 1205-07 N. Harlem Condo Assoc.
Service Address: 1205 N. Harlem #7
Account#: 0038000324-00

For Service: 8/3/20 To: 11/2/20

Final Read: 2151
Amount Due: \$ _____
Previous Balance: \$ _____
Refuse: \$ _____
Compost: \$ _____
Service Charge: \$ _____
Alley Improvement Fee: \$ _____
Total Amount Due: \$ Current



Approved: _____ [Signature]