

UNOFFICIAL COPY

Doc#. 2036401015 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2020 09:17 AM Pg: 1 of 3

Quit Claim Deed Individual to LLC

The Grantor **ATHAR M. MIRZA**, a married man, of 8135 Floral Avenue, Village of Skokie 60076, County of Cook, State of Illinois, for and in consideration of One and no cents (\$1.00) Dollars, in hand paid CONVEYS, RELEASES, and QUIT CLAIMS to **SIVIL INVESTMENT GROUP, LLC**, the Grantee,

Dec ID 20200901600045
ST/CO Stamp 1-748-990-432
City Stamp 0-838-305-248

organized under the laws of the State of Illinois, of 8135 Floral Avenue in the Village of Skokie 60035, County of Cook, and State of Illinois, ALL RIGHT, TITLE, AND INTEREST, in and to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit (See reverse side for the legal description)*; hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois, TO HAVE AND TO HOLD said premises FOREVER. **SUBJECT TO:** General Taxes for the year 2020 and all subsequent years; covenants, conditions, and restrictions of record; public and utility easements; building set back lines, easements, ordinances, party wall and party wall rights and easements, covenants, and/or restrictions, if any, of record; and terms, provisions, covenants, restrictions, conditions, and options contained in and rights and easements established by the Declaration of Condominium recorded as Document Number 25271247 as amended from time to time

Permanent Real Estate Index Numbers: 14-05-401-041-1015, 14-05-401-041-1062, 14-05-401-041-1075, 14-05-401-041-1080, 14-05-401-041-1014, 14-05-401-041-1067, 14-05-401-041-1072; 14-05-401-041-1096

Address of Real Estate: 5918-20 North Kenmore Avenue, Chicago, Illinois 60660

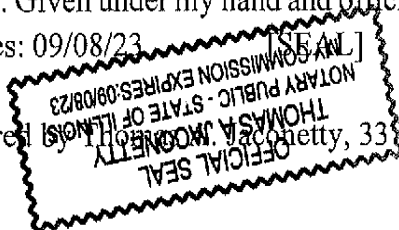
DATED this 16 day of September, 2020

X 

ATHAR M. MIRZA, a married man This is not Homestead Property of Mehwish Mirza
State of Illinois, County of Cook ss:

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mirza M. Mirza, married to Mehwish Mirza, 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 that he has signed, sealed, and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of any right of homestead. Given under my hand and official seal, this 16th day of September, 2020. My commission expires: 09/08/23

This instrument prepared by Thomas A. Jaconetti, Notary Public, 33 No. La Salle St., Ste. 3300, Chicago 60602




NOTARY PUBLIC

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Quit Claim Deed

Mirza to Sivil Investment Group, LLC

Legal Description*

of premises commonly described as 5918-20 North Kenmore Avenue, Chicago, Illinois 60660:

UNIT NOS. 214, 414, 502, 507, 212, 419, 424, and 524 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 1, 2, 3 AND THE NORTH 15 FEET OF LOT 4 IN BLOCK 19 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 4320 FEET OF THE SOUTH 1913 FEET THEREOF AND THE RIGHT OF WAY OF THE CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25271247 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property address: 5918-20 North Kenmore Avenue, Chicago, Illinois 60660

Permanent Real Estate Index Numbers:

14-05-401-041-1015, UNIT NO. 214;
 14-05-401-041-1062, UNIT NO. 414;
 14-05-401-041-1075, UNIT NO. 502;
 14-05-401-041-1080, UNIT NO. 507;
 14-05-401-041-1014, UNIT NO. 212;
 14-05-401-041-1067, UNIT NO. 419;
 14-05-401-041-1072, UNIT NO. 424;
 14-05-401-041-1096, UNIT NO. 524

This is an exempt transaction under the Real Estate Transfer Tax laws of the State of Illinois and the County of Cook, paragraph E, and City of Chicago Transfer Tax Ordinance, No. 4.

x

MAIL TO:

Thomas A. Jaconetty
 Attorney at Law
 33 North LaSalle Street
 Suite 3300
 Chicago, Illinois 60602

SEND TAX BILLS TO:

SIVIL INVESTMENT GROUP
 c/o Athar M. Mirza, sole member/manager
 8135 Floral Avenue
 Skokie, Illinois 60035

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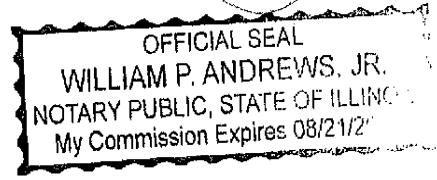
STATEMENT BY GRANTOR AND GRANTEE

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 9/16, 2020

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 16th day of Sept, 2020
Notary Public _____

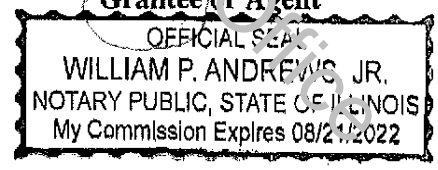


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 9/16, 2020

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said Anna Social Security
This 6th day of Sept, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)