

UNOFFICIAL COPY

Greater Illinois Title Co.
300 E. Roosevelt Road
Wheaton, IL 60187

GIT File #: 41049136

(1/3)

Doc#: 2100417115 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2021 10:22 AM Pg: 1 of 5

Dec ID 20200901688185
ST/CO Stamp 0-742-299-104
City Stamp 0-986-404-320

RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Illinois Quit Claim Deed

Re.:

LOTS 11 AND 12 IN THE SUBDIVISION OF LOTS 13, 14, AND 15 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 2724 West 16th Street, Chicago, IL 60608
Tax Number: 16-24-225-029-0000

Tax Number: 16-24-225-030-0000

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Prepared By

GT 41049136 1/3

Name: Mo Shihadeh

Address: 3324 W. North Ave

Chicago

State: IL Zip Code: 60647

After Recording Return To

+ Tax Bills

Name: Mo Shihadeh

Address: 3324 W. North Ave

Chicago

State: IL Zip Code: 60647

GREATER ILLINOIS TITLE COMPANY
300 East Roosevelt Road
Wheaton, Illinois 60187

Space Above This Line for Recorder's Use

ILLINOIS QUIT CLAIM DEED

DATED: 1/22/2020

STATE OF ILLINOIS

COOK COUNTY

KNOW ALL MEN BY THESE PRESENTS, *on this 22nd day of January 2020* That for and in consideration of the sum of

Ten Dollars (\$10.00) in hand paid to

Icon Capital Group, Inc, a Grantor, residing at 3324 W. North Ave

County of Cook, City of Chicago, State of Illinois

(hereinafter known as the "Grantor(s)") hereby quitclaims to Icon Capital LLC Series 2724

a Grantee, residing at 3324 W. North Ave, County of Cook

City of Chicago, State of Illinois (hereinafter known as the

"Grantee(s)") all the rights, title, interest, and claim in or to the following described real

estate, situated in Cook County, Illinois to-wit:

LEGAL ADDRESS: 2724 W. 16th St. Chicago, IL 60608 PIN: 16-24-225-029-0000 & 16-24-225-030-0000

See Exhibit "A" For Legal Description

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

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.

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[Signature]
 Grantor's Signature
 Nadeya Khalil, *manager*
 Grantor's Name
 3324 W. North Ave
 Address
 Chicago, IL 60647
 City, State & Zip

[Signature]
 Grantor's Signature
 Nadeya Khalil, *manager*
 Grantor's Name
 3324 W. North Ave
 Address
 Chicago, IL 60647
 City, State & Zip

STATE OF ILLINOIS)
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nadeya Khalil 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 22 day of January, 2020.



[Signature]
 Notary Public

My Commission Expires: 07/20/2022

REAL ESTATE TRANSFER TAX		30-Sep-2020
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

16-24-225-029-0000 | 20200901688185 | 0-742-299-104

REAL ESTATE TRANSFER TAX		30-Sep-2020
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

16-24-225-029-0000 | 20200901688185 | 0-988-404-320
 * Total does not include any applicable penalty or interest due.

"Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Act."
1/22/2020 [Signature]
 Date Buyer, Seller, Representative

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Exhibit "A"

LEGAL DESCRIPTION

LOT 12 IN SUBDIVISION OF LOTS 13, 14, AND 15 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS: 2724 W. 16TH STREET, CHICAGO, ILLINOIS

AND

LOT 11 IN THE SUBDIVISION OF LOTS 13, 14, AND 15 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 2724 W. 16TH ST, CHICAGO, ILLINOIS

COMMON PROPERTY ADDRESS KNOWN AS: 2724 W. 16TH ST, CHICAGO, ILLINOIS

PROPERTY INDEX NUMBER: 16-24-225-029-0000 & 16-24-225-030-0000

Property of Cook County Clerk's Office

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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: 1 / 22 / 20 20

SIGNATURE: [Signature]
GRANTOR or AGENT

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

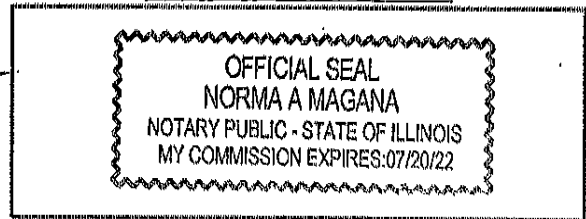
Subscribed and sworn to before me, Name of Notary Public: Norma Magana

By the said (Name of Grantor): Nadeya Khalil

On this date of: 1 / 22 / 20 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: 1 / 22 / 20 20

SIGNATURE: [Signature]
GRANTEE or AGENT

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

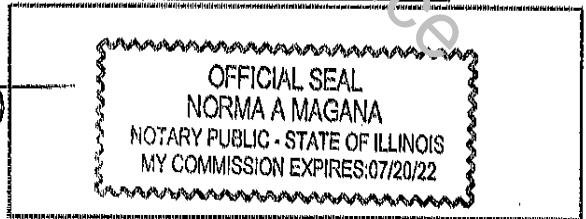
Subscribed and sworn to before me, Name of Notary Public: Norma Magana

By the said (Name of Grantee): Nadeya Khalil

On this date of: 1 / 22 / 20 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)**