

# UNOFFICIAL COPY



## QUIT CLAIM DEED

Mail recorded deed to:  
Mark Edelstein, Attorney  
3825 W. Montrose Ave.  
Chicago, IL 60618

Send future tax bills to:  
Shabbeer Ahmad  
7526 N. Ridge Ave., Unit 1E  
Chicago, IL 60645

Doc# 2101122011 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/11/2021 11:26 AM PG: 1 OF 3

The Grantor, SHAMA WALA, a married person, for and in consideration of Ten (\$10.00) dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to SHAMA WALA and SHABBEER AHMAD, 7526 N. Ridge Ave., Unit 1E, Chicago, IL 60645, not as tenants in common, but as joint tenants, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### PARCEL 1:

UNIT 7526-1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN NORTH END CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0010339040, IN THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P2, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

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

Permanent Real Estate Index Number: 11-30-307-217-1001

Address of Real Estate: 7526 N. Ridge Ave., Unit 1E, Chicago, IL 60645

Subject to: Covenants, conditions and restrictions of record and to General Taxes for year 2020 and subsequent years.

This is not homestead property of Grantor's spouse.

Dated this 12-23-2020

CTT  
A00121762  
10/11/20

SHAMA WALA

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STATE OF ILLINOIS } ss.  
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that SHAMA WALA, 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 she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 12-23-2020



Mark Edelstein

Notary Public

My commission expires on 1-6-24

This instrument was prepared by Mark Edelstein, 3825 W. Montrose Ave., Chicago, IL 60618

Exempt under provisions of Paragraph "e", Section 4, Real Estate Transfer Tax Act.

12-23-2020  
Date

Mark Edelstein  
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		06-Jan-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
11-30-307-217-1001   20201201698489   0-452-739-088		

REAL ESTATE TRANSFER TAX		06-Jan-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
11-30-307-217-1001   20201201698489   0-903-151-632		

\* Total does not include any applicable penalty or interest due.

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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 12-23, 2020

Signature: Mark E. Johnson  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 23RD, day of DECEMBER, 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 12-23, 2020

Signature: Mark E. Johnson  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 23RD, day of DECEMBER, 2020  
Notary Public Kathleen Johnson



**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.)