UNOFFICIAL COPY

QUIT CLAIM DEED

PREPARED BY & RETURN TO:

Mages & Price LLC 1110 W. Lake Cook Road, Suite 385 Buffalo Grove, IL 60089

NAME & ADDRESS OF TAXPAYER:

Ahmed Chehel Amirani 740 W. Dempster, Apt B102 Mt Prospect II, 60056

GRANTOR, Ahmad Chehel Amironi a/k/a Ahmad Chehel Amirani, a widower, of the City of Mt Prospect, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good

Doc#. 2101301000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/13/2021 07:59 AM Pg: 1 of 3

Dec ID 20201001633014
ST/CO Stamp 1-571-484-640

and valuable consideration in hand paid, releases any interest he may have in and to the real estate described below and CONVEYS and QUIT CLAIMS to Ahmad Chehel Amirani and Soheila Darbandi, as joint tenants with rights of survivorship, of 740 W. Dempster, Apt B102, Mt. Prospect, IL 60056 all interests in the following described Real Estate situated in the County of Lake, State of Illinois, to-wit:

PARCEL 1:

UNIT 740-102 IN THE CONDOMINIUMS OF BIRCH MANOR AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTH 20 ACRES OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE CHURD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 04007694 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 04007694.

THIS IS NOT HOMESTEAD PROPERTY

TO HAVE AND TO HOLD said premises in fee simple forever.

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Permanent Index Number(s): 08-14-302-018-1112
Property Address: 740 W. Dempster, Apt B102, Mount Prospect, IL 60056

Dated this 6th day of 7000, 2020,

Ahmad Chehel Amironi a/k/a Ahmad Chehel Amirani

RE	AL ESTATE	TRANSFER T	TAX 03-Nov-2020	
			COUNTY:	0.00
			ILLINOIS:	0.00
			TOTAL:	0.00
_	08-14-302-018-1112		20201001633014	1-571-484-640

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CEFTIFY THAT Ahmad Chehel Amironi a/k/a Ahmad Chehel Amirani. personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth,

Given under my hand and official seal, this 16th day of 7000.

"OFFICIAL SEAL"

HANNA DABROWSKI

NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 04/29/2023

Motary Public

VILLAGE OF MOUNT PROSPECT REAL ESTATE TRÂNSFIER TAX

COOK COUNTY - ILLINOIS TRANSFER STAMP

EXEMPT UNDER PROVISIONS OF PARAGRAPH

e SECTION 4, REAL ESTATE

TRANSFER ACT

DATE:

Buyer, Seller or Representative

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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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date November 16, 2020.	•
Signature: MM	
Gran	tor or Agent
Subscriber and sworn to before me by the said this //dr day of //ovember , 2020 Notary Public Melin : a Repnich	OFFICIAL SEAL MELISSA A RUPNICK NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/04/24
The grantee or his agent affirms and verifies that the name of the assignment of beneficial interest in a land trust either a natural foreign corporation authorized to do business or acquire and ho partnership authorized to do business or acquire and hold title a or other entity recognized person and authorized to do business the laws of the State of Illinois.	person, an Illinois corporation or old title to real estate in Illinois, a cal estate to real estate in Illinois,
Date November 16, 2020 Signature: 7116	es or Agent
Subscribed and sworn to before ne by the said_ his 161 day of November, 2020 Notary Public_Melenaa Rupnich	OFFICIAL SEAL MELISSA A RUPNICK NOTARY PUBLIC - STATE OF ILLINOIS IN COMMISSION EXPIRES:08/04/24

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be graft of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)