

# UNOFFICIAL COPY

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

## QUIT CLAIM DEED

### PREPARED BY & RETURN TO:

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

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

### NAME & ADDRESS OF TAXPAYER:

Ahmad Chehel Amirani  
740 W. Dempster, Apt B102  
Mt Prospect, IL 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 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  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD 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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## STATEMENT BY GRANTOR AND GRANTEE

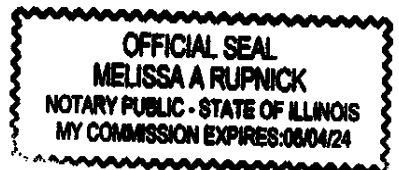
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 16th day of November, 2020

Notary Public Melissa A. Rupnick



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 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: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 16th day of November, 2020

Notary Public Melissa A. Rupnick



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.

(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.)