



QUIT CLAIM DEED (Illinois Statutory)

Doc# 2105342063 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2021 03:19 PM PG: 1 OF 3

After Recording Mail To:

Ryan W. Gardner, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, IL 60173

Send Subsequent Tax Bills To:

Amir Syed and Arsiak Vartenian, 1627 N. Maplewood Avenue, Chicago, IL 60647

THE GRANTORS, Amir Syed and Arsiak Marie Vartenian, husband and wife, of 1627 N. Maplewood Avenue, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid CONVEY and QUIT CLAIM to Amir Syed and Arsiak Marie Vartenian as co-trustees of the Amir Syed Revocable Trust dated June 30, 2020, and Arsiak Marie Vartenian and Amir Syed as co-trustees of the Arsiak Vartenian Revocable Trust dated June 30, 2020, the beneficial interest of said trusts being held by Amir Syed and Arsiak Marie Vartenian, husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

Legal Description attached hereto as Exhibit A and made a part hereof.

Permanent Real Estate Index Number: 13-36-430-013-0000

Address of Real Estate: 1627 N. Maplewood Avenue, Chicago, Illinois 60647

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. 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 said premises forever.

Signature of Amir Syed

Signature of Arsiak Marie Vartenian

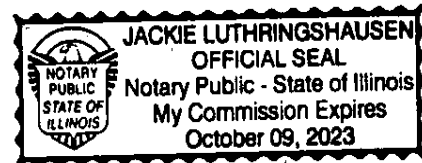
Dated this 30th day of June, 2020.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Amir Syed and Arsiak Marie Vartenian, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared this day in my presence via two-way audio-video communication technology with my contemporaneous interaction by sight and sound pursuant to Executive Order 2020-14 issued by the Governor of the State of Illinois on March 26, 2020, as modified in Executive Orders 2020-18 and 2020-33 issued by the Governor of the State of Illinois on April 1, 2020 and April 30, 2020, respectively, and extended in Executive Order 2020-39 on May 29, 2020, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 30th day of June, 2020.

Signature of Jackie Luthringhausen (SEAL)
NOTARY PUBLIC



State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act. Dated this 30th day of June, 2020.

Signature of Buyer-Seller or their Representative

Handwritten notations: 13, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100


UNOFFICIAL COPY

EXHIBIT A – LEGAL DESCRIPTION

LOT 35 IN BLOCK 1 IN BOTSFORD'S SUBDIVISION IN BLOCK 7 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Property Index Number: 13-36-430-013-0000

Property Address: 1627 N. Maplewood Avenue, Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		04-Dec-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-36-430-013-0000 | 20200901697083 | 1-492-719-584

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

REAL ESTATE TRANSFER TAX		10-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-36-430-013-0000 | 20200901697083 | 0-653-382-672

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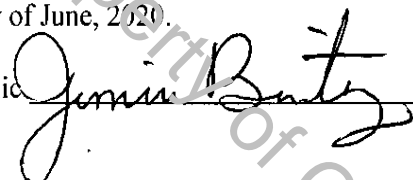
STATEMENT BY GRANTOR AND GRANTEE

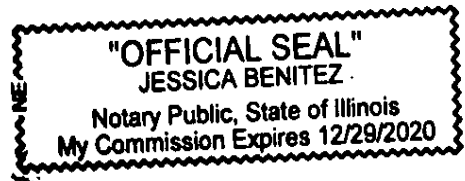
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 June 30, 2020.


Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 30th day of June, 2020.

Notary Public 

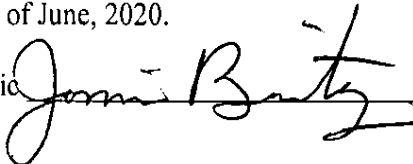


The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated June 30, 2020.


Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 30th day of June, 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.