

UNOFFICIAL COPY

QUIT CLAIM DEED
Statutory (Illinois)

Individuals-to-Trusts

Taxpayer address:
Osama H. S. Abdalghani and Chaghf C. Bnayat
12 Truman Ct., #B
Streamwood, IL 60107

THIS INDENTURE, Made this 3rd day of November 2020,
between, OSAMA H. S. ABDALGHANI and CHAGHF BNAYAT,
husband and wife, of the County of Cook, and the State of Illinois,
Grantors and, OSAMA H. S. ABDALGHANI, as Trustee of the
OSAMA H. S. ABDALGHANI Trust Agreement Dated November 3,
2020 and CHAGHF C. BNAYAT as Trustee of the CHAGHF C.
BNAYAT Trust Agreement Dated November 3, 2020, Grantees,

12 Truman Ct., #B
Streamwood, IL 60107

WITNESSETH, That the said Grantors, for and in consideration
of the sum of Ten Dollars and other good valuable consideration
in hand paid, convey, and quit claim to the Grantee an
interest in the following described Real Estate to-wit:

UNIT NUMBER 1-1-4-LD2 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO
GARAGE UNIT NUMBER G-1-1-4-LD2 IN LEXINGTON VILLAGE COACH HOUSE CONDOMINIUM, AS
DELINEATED ON A SURVEY OF PARCEL OF LAND BEING A PART OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 22, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER
OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN
(HEREINAFTER REFERRED TO AS 'DEVELOPMENT PARCEL') WHICH SURVEY IS ATTACHED AS EXHIBIT
'A' TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS
TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1977 AND KNOWN AS TRUST NUMBER 25202
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT
NUMBER 24383272 AS SET FORTH IN THE AMENDMENTS THERETO, TOGETHER WITH A PERCENTAGE OF
COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AND IN
ACCORDANCE WITH AMENDED DECLARATIONS AND TOGETHER WITH ADDITIONAL COMMON
ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET
FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE
DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS
THROUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

S ✓
P 3
S 1
M 1/2
SC 1/2
E ✓
INT ✓

situated in the County of Cook, of the State of Illinois, hereby releasing and waving all rights under, and by virtue
of the Homestead Exemption Laws of the State of Illinois.

This Deed is exempt under provisions of Paragraph E, Section 31-45, of the Property Tax Code, Dated
November 3, 2020, by Osama H. S. Abdalghani and Chaghf C. Bnayat

Permanent Index Number: 07-22-402-045-1018

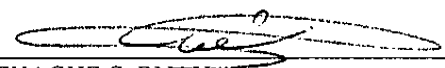
Address of the Property: 271 Kings Mill Ct., Unit D2, Schaumburg, IL 60193

~~SD 11-9-20
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
39939 \$ 0~~

IN WITNESS WHEREOF, the Grantor(s) has hereunto set his hand and sealed the day and year first above
written.



OSAMA H. S. ABDALGHANI (SEAL)



CHAGHF C. BNAYAT

This instrument was prepared by The Law Offices of Robert Arnold, P.C., 600 N. North Court, Suite 115, Palatine,
IL 60067.

MAIL TO: Send subsequent tax bills to: Osama H. S. Abdalghani and Chaghf C. Bnayat, 12 Truman Ct., #B, Streamwood, IL
60017

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STATE OF ILLINOIS)
)SS
COOK COUNTY)

I, ROBERT L. ARNOLD, a Notary Public in and for said County, in the State aforesaid **DO HEREBY CERTIFY** that OSAMA H. S. ABDALGHANI, is personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 3rd day of November 2020.

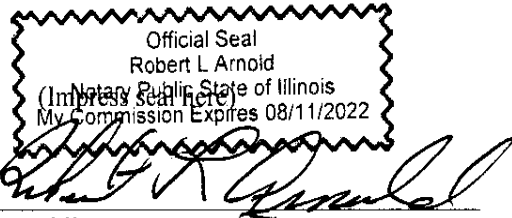


Notary Public



STATE OF ILLINOIS)
)SS
COOK COUNTY)

I, ROBERT L. ARNOLD, a Notary Public in and for said County, in the State aforesaid **DO HEREBY CERTIFY** that CHAGHF C. BNAYAT, is personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed, sealed and delivered the said 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 official seal this 3rd day of November 2020.



Notary Public

REAL ESTATE TRANSFER TAX		19-Mar-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
07-22-402-045-1018	20201101648077	0-677-485-072

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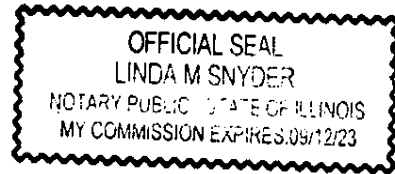
STATEMENT BY GRANTOR AND GRANTEE

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 1-13, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said ROBERT L. ARONSON
This 13, day of JAN, 2021
Notary Public Linda M. Snyder

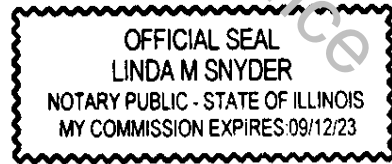


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-13, 2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said ROBERT L. ARONSON
This 13, day of JAN, 2021
Notary Public Linda M. Snyder



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.)