

# UNOFFICIAL COPY

Mail to:  
Farhan Khan  
627 W Meadow Ave  
Lombard IL 60148



\*2110404067\*

Doc# 2110404067 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/14/2021 02:41 PM PG: 1 OF 5

## QUIT CLAIM DEED

**THE GRANTOR AA-1 CONSTRUCTION LLC, an Illinois limited liability company,** for and in consideration of the sum of ten and no/100 dollars (\$10.00), does hereby **QUIT CLAIM** and **CONVEY** to **FSNM MANAGEMENT LLC, an Illinois limited liability company,** whose mailing address is 627 W Meadow Ave, Lombard IL 60148, the following described real estate situated in the County of Cook and State of Illinois, to wit:

UNIT NUMBER 504 IN 1227 AVENUE MANOR CONDOMINIUM, AS DELINEATED ON A PLAT OF THE SURVEY IN THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 31 TO 38, BOTH INCLUSIVE, IN BLOCK 16 IN 2<sup>ND</sup> ADDITION TO WALTER G. MCINTOSH METROPOLITAN ELEVATED SUBDIVISION, BEING A RESUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 300 ACRES) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 9, 1997 AS DOCUMENT 97925338 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Commonly known as **1227 S HARLEM AVE UNIT 504, BERWYN IL 60402**  
**PIN 16-19-100-041-1026**

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 1 OF THE BERWYN CITY  
CODE SEC 888.06 AS A REAL ESTATE  
TRANSACTION  
DATE 4.9.21 TELLER: OP

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In Witness whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 22 day of February, 2021.

**AA-1 CONSTRUCTION LLC**

by Sara Abbasi

Sara Abbasi, as Trustee of the Sara Abbasi Revocable Trust u/a/d October 17, 2018, its Manager

State of Illinois )

County of Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **SARA ABBASI**, personally known to me to be the Manager of **AA-1 CONSTRUCTION LLC** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Manager she signed and delivered the said instrument and caused the seal of said limited liability company to be affixed thereto, pursuant to authority given by the Members of said limited liability company, as her free and voluntary act, and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

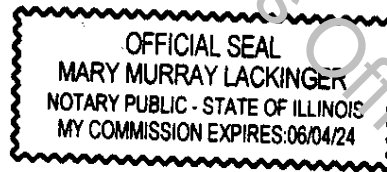
Given under my hand and official seal, this 22 day of February, 2021.

Commission expires \_\_\_\_\_.

Mary Murray Lackinger  
Notary Public

This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Ste. 200, Chicago, Illinois 60646.

Mail tax bill to: Farhan Khan  
627 W Meadow Ave  
Lombard IL 60148



Exempt pursuant to 35 ILCS 200/31-45(e)

\_\_\_\_\_ date \_\_\_\_\_

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## RESOLUTION

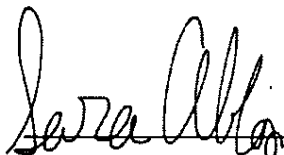
The undersigned, being all of the Members of AA-1 CONSTRUCTION LLC, an LLC organized under the laws of the State of Illinois (the "LLC"), in lieu of holding a special meeting of the Members of the LLC, does hereby unanimously take the following actions and adopt the following resolutions by written consent pursuant to Section 7.10 and 8.45, respectively, of the Illinois Business Corporation Act, as amended.

RESOLVED that the LLC shall convey and transfer the Real Estate ("Real Estate") commonly known as 1227 S HARLEM #504 BERWYN IL 60402 to FSNM MANAGEMENT LLC; and

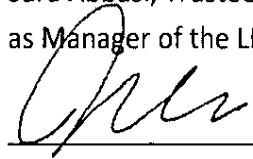
FURTHER RESOLVED, that SARA ABBASI, TRUSTEE OF THE SARA ABBASI REVOCABLE TRUST U/A/D 10/17/18 as Manager and/or MARY F. MURRAY, as attorney for said LLC, or any of them, are hereby authorized and directed to execute such documents and take such actions as are necessary to effect the conveyance, transfer, and sale of the Real Estate and all related matters with respect thereto; and

FURTHER RESOLVED, that SARA ABBASI, TRUSTEE OF THE SARA ABBASI REVOCABLE TRUST U/A/D 10/17/18 and/or MARY F. MURRAY or any of them shall take the actions and execute the foregoing documents and make such changes in said documents as they in their sole discretion deem necessary and/or appropriate.

IN WITNESS WHEREOF, this Resolution is executed this 22 day of July, 2021.



Sara Abbasi, Trustee of the Sara Abbasi Revocable Trust u/a/d 10/17/2018,  
as Manager of the LLC



Mohammad Omer Abbasi  
as Manager of the LLC

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**REAL ESTATE TRANSFER TAX**

14-Apr-2021



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

16-19-100-041-1026 | 20210401694640 | 1-702-639-120

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## STATEMENT BY GRANTOR AND GRANTEE

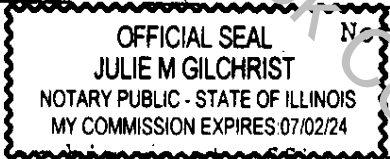
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 April 12, 2021

Signature Mary Inness  
Grantor or agent

Subscribed to and sworn before me this 12th day of April, 2021.

Julie M Gilchrist  
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.

Dated April 12, 2021

Signature [Signature]  
Grantee or agent

Subscribed to and sworn before me this 12th day of April, 2021.

Julie M Gilchrist  
Notary Public

