

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2111107113 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/21/2021 07:34 AM Pg: 1 of 4

Dec ID 20210401600173  
ST/CO Stamp 0-138-852-880  
City Stamp 1-777-127-952

THE GRANTOR(S) Nizar Kassam and Almas Kassam, husband and wife, of the City of Norridge, County of Cook, State of Illinois for and in consideration of TEN DOLLARS AND NO/100 (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) 50% (fifty percent) to Nizar M. Kassam, Trustee of The Nizar M. Kassam Living Trust dated July 2, 1992, and 50% (fifty percent) to Almas N. Kassam, Trustee of The Almas N. Kassam Living Trust dated July 2, 1992, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO:

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 12-14-119-034-0000

Address(es) of Real Estate: 4634 N. Oakview Street  
Chicago, IL 60656

Dated this 25<sup>th</sup> day of JANUARY 2021



Nizar Kassam



Almas Kassam

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## Exhibit "A" – Legal Description

LOT 67 (EXCEPT THE NORTH 15.50 FEET THEREOF) AND THE NORTH 22.0 FEET OF LOT 68 IN SCHORSCH FOREST VIEW UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH , RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES COOK COUNTY, ILLINOIS ON JULY 20, 1962 AS DOCUMENT 2045198 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 12-14-119-034-0000

Address of Real estate: 4634 N. OAKVIEW STREET  
CHICAGO, ILLINOIS 60656

Property of Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF McHenry SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nizar M. Kassam and Almas N. Kassam, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, 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 25<sup>th</sup> day of January, 2021.



Anne Bartos Miller  
Notary Public

Prepared by:  
Anne B. Miller  
210 S Main Street  
Algonquin, IL 60102

Mail to:  
Anne B. Miller  
210 S Main Street  
Algonquin, IL 60102

Name and Address of Taxpayer:  
Nizar M. Kassam  
Almas N. Kassam  
4517 N. Canfield Avenue  
Norridge, IL 60706

Exempt under provisions of Paragraph E,  
Section 4. Real Estate Transfer Tax Act.

4/8/21  
Date

[Signature]  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 25, 2021

Signature: [Signature]  
Grantor or Agent

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me,

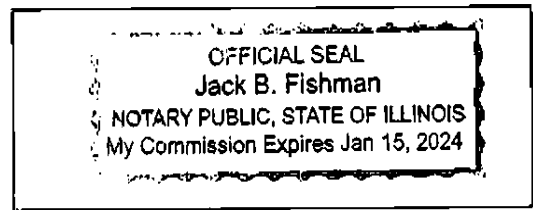
AFFIX NOTARY STAMP BELOW

Name of Notary Public: Jack B. Fishman

By the said (Name of Grantor): NIZAR KASSAM and ALMAS KASSAM

On this date of: January 25, 2021

Notary Signature: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 25, 2021

Signature: [Signature]  
Grantee or Agent

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me,

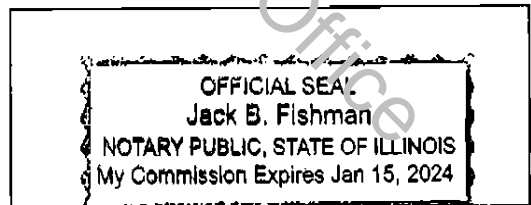
AFFIX NOTARY STAMP BELOW

Name of Notary Public: Jack B. Fishman

By the said (Name of Grantee): NIZAR M. KASSAM, Trustee of the Nizar M. Kassam Living Trust and ALMAS KASSAM, Trustee of the Almas N. Kassam Living Trust

On this date of: January 25, 2021

Notary Signature: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020-(b)(2), 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 a **CLASS A MISDEMEANOR** for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)