

# UNOFFICIAL COPY

Doc#: 2111318240 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/23/2021 09:34 AM Pg: 1 of 5

2108511IL/RTC

## QUITCLAIM DEED

Dec ID 20210401699901  
ST/CO Stamp 0-099-497-488

GRANTOR, HANNAN CHAUDARY, a single man, whose address is 11740 Brook Hill Drive, Orland Park, IL 60467, and IFTIKHAR AHMAD, a married man, whose address is 8901 Forest Lane, Hickory Hills, IL 60457 (herein, "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, HANNAN CHAUDARY, an unmarried man, and NAEEM CHAUDARY, a married man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 11740 Brook Hill Drive, Orland Park, IL 60467, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 11740 Brook Hill Drive  
Orland Park, IL 60467

Permanent Index Number: 27-30-302-032-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 29 day of MAR, 2021

### When recorded return to:

HANNAN CHAUDARY  
NAEEM CHAUDARY  
11740 BROOK HILL DRIVE  
ORLAND PARK, IL 60467

### Send subsequent tax bills to:

HANNAN CHAUDARY  
NAEEM CHAUDARY  
11740 BROOK HILL DRIVE  
ORLAND PARK, IL 60467

### This instrument prepared by:

LEILA L. HALE, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
320 W OHIO ST. #3E  
CHICAGO, IL 60654

# UNOFFICIAL COPY

GRANTOR

*IFTIKHAR AHMAD*  
IFTIKHAR AHMAD

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on March 16th, 2021, by IFTIKHAR AHMAD.

[Affix Notary Seal]

Notary Signature: *Chadwick H. Kamholz*  
Printed name: Chadwick H. Kamholz  
My commission expires: 12/14/2024



**EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100**

*IFTIKHAR AHMAD*  
Signature of Buyer/Seller/Representative

3/16/21  
Date

Cook County Clerk's Office

# UNOFFICIAL COPY

GRANTOR

[Signature]

HANNAN CHAUDARY

STATE OF IL  
COUNTY OF Cook

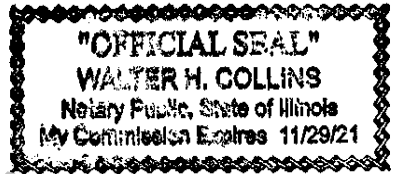
This instrument was acknowledged before me on 3/29/21, by HANNAN CHAUDARY.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: WALTER H. COLLINS

My commission expires: 11/29/21



Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

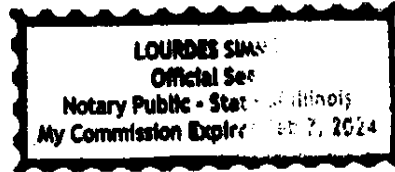
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: March 29, 2021

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by  
the said Lourdes Simms  
this 29 day of March, 2021.

Notary Public: [Signature]



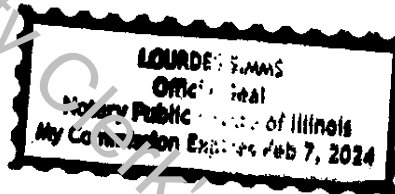
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: March 29, 2021

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by  
the said Lourdes Simms  
this 29 day of March, 2021.

Notary Public: [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## EXHIBIT A

[Legal Description]

LOT 318 IN BROOK HILLS, P.U.D., UNIT 5, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of HANNAN CHAUDARY.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising herefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*