

UNOFFICIAL COPY

Return to:

Lakeland Title Services
1300 Iroquois Ave., Ste 100
Naperville, IL 60563

Doc#: 2111601066 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2021 07:13 AM Pg: 1 of 4

Dec ID 20210301662809
ST/CO Stamp 1-391-144-464

QUIT CLAIM DEED

Statutory
(Illinois)

Mail to:

Law Office of Branda Murzyn
1300 Iroquois Ave., Ste. 125
Naperville, IL 60563

Name & address of taxpayer:

Nazneen Agha Estates, LLC
1 Falcon Lakes Dr.
South Barrington, IL 60010
2021-1018700

1 of 2

THE GRANTORS, Agha Hadi Ali and Nazneen Agha, husband and wife, of 1 Falcon Lakes Dr., South Barrington, IL 60010, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to Nazneen Agha Estates LLC, an Illinois Limited Liability Company created and existing under and by the virtue of the laws of the State of Illinois, of South Barrington, IL 60010, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED 'EXHIBIT A'

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 in fee simple forever.

Permanent index number(s): 07-08-109-005-0000

Property address: 1728 Ardwick Dr., Hoffman Estates, IL 60169

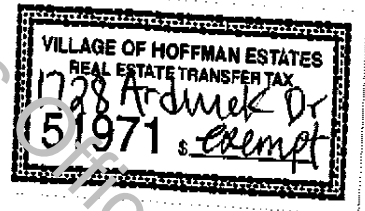
DATED this 9th day of 3/9/2021, 2021.

Agha Hadi Ali

Agha Hadi Ali

Nazneen Agha

Nazneen Agha



REAL ESTATE TRANSFER TAX

22-Apr-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

07-08-109-005-0000

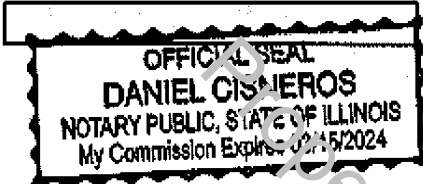
| 20210301662809 | 1-391-144-464

UNOFFICIAL COPY

QUIT CLAIM DEED

Statutory
(Illinois)

State of Illinois County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Agha Hadi Ali and Nazneen Agha



personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and the persons acknowledged that the persons signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 9th day of March, 2021.

Commission expires

Notary Public

COUNTY- ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH E 35 ILCS 200/31-45, PROPERTY TAX CODE

DATE: 3/9/21
Seller:

Agha Hadi Ali
1 Falcon Lakes Dr., South Barrington, IL 60010

Nazneen Agha
1 Falcon Lakes Dr., South Barrington, IL 60010

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:
Brenda Murzyn , Attorney at Law
1300 Iroquois Drive, Suite 125
Naperville, IL 60563

UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Date: 3/9/2021

Signature: Natali Quintana
Grantor

Grantor

Subscribed and Sworn before me on 3/9/2021 (date)

Mr. Jaw
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 and hold title to real estate under the laws of the State of Illinois.

Date: 3/9/2021

Signature: Diego Lopez
Grantee

Grantee

Subscribed and Sworn before me on 3/9/2021 (date)

Mr. Jaw
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 a Class A misdemeanor for subsequent offenses.

UNOFFICIAL COPY



COMMITMENT FOR TITLE INSURANCE

Issued By

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE C

The Land is described as follows:

PARCEL 1: LOT 5 IN BLOCK 7 IN HUNTINGTON CLUB SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED NOVEMBER 15, 1993 AS DOCUMENT NO. 93924435 BEING A SUBDIVISION IN PARTS OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT, FOR THE BENEFIT OF PARCEL 1, OVER, THROUGH AND UPON THE LAND DESCRIBED IN THAT DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR HILLDALE ROAD ASSOCIATION DATED AS OF SEPTEMBER 1, 1979, AND RECORDED AND FILED RESPECTIVELY AS DOCUMENT NO. 25214474 AND LR 3143390, FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL OR ANY PART OF PARCEL 1 AND OTHER PROPERTIES AS THEREIN DESCRIBED, SITUATED IN COOK COUNTY, ILLINOIS.

PARCEL 3: PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER, THROUGH AND UPON THE COMMON AREAS AND COMMUNITY FACILITIES AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB MASTER HOMEOWNERS ASSOCIATION RECORDED NOVEMBER 18, 1993 AS DOCUMENT NO. 93943916 FOR THE PURPOSES SET FORTH THEREIN, SITUATED IN COOK COUNTY, ILLINOIS.

PARCEL 4: PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER THROUGH AND UPON THE COMMON AREAS AND COMMUNITY FACILITIES AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB TOWNHOME ASSOCIATION RECORDED NOVEMBER 18, 1993, AS DOCUMENT NO. 93943917 FOR THE PURPOSES SET FORTH THEREIN, SITUATED IN COOK COUNTY, ILLINOIS.

(Affects Parcel 3)

1728 Ardwick Drive, Hoffman Estates, IL 60169

Pin # 07-08-109-005-0000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION

