

UNOFFICIAL COPY



\*2117240010\*

Doc# 2117240010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2021 10:33 AM PG: 1 OF 4

(Reserved for Recorders Use Only)

PREPARED BY:  
Naveed Husain, Esq.  
Farooqi & Husain LLC  
2 Trans Am Plaza Dr., Suite 160  
Oakbrook Terrace, IL 60181

SEND MAIL AND TAX BILLS TO:  
Aisha Ahmad  
7061 N. Kedzie Ave., 1511  
Chicago, IL 60645

TAX PARCEL NUMBER(s): 10-36-100-018-1213

QUITCLAIM DEED

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR(S):

Aisha Ahmad of 7061 N. Kedzie Ave., 1511, Chicago, IL 60645, County of Cook, State of Illinois, for in and consideration of Ten Dollars (\$10.00) and other good and valuable consideration conveys, releases, and warrants to the GRANTEE(S):

Aisha Ahmad of 7061 N. Kedzie Ave., 1511, Chicago, IL 60645, as trustee of the AISHA AHMAD REVOCABLE TRUST, dated September 24<sup>th</sup> 2020, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

LEGAL DESCRIPTION: SEE EXHIBIT A

COMMONLY KNOWN AS: 7061 N. Kedzie Ave., 1511, Chicago, IL 60645

Grantor(s) Grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's legal heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor(s) hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This property is exempt from Illinois transfer tax because the actual consideration is less than \$100 under 35 ILCS 200/31-45(e).

12/16/2020

REAL ESTATE TRANSFER TAX

08-Jun-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

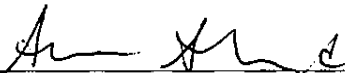
10-36-100-018-1213

| 20210401691680 | 1-966-671-120

S Y  
P 4  
S Y-66  
SC \_\_\_\_\_  
INT R

# UNOFFICIAL COPY

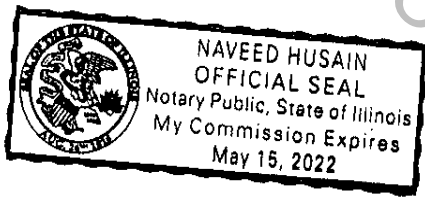
## GRANTOR'S SIGNATURE

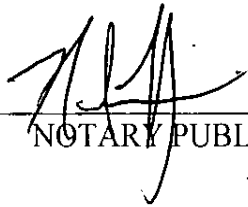
  
 \_\_\_\_\_  
 Aisha Ahmad  
 7061 N. Kedzie Ave., 1511  
 Chicago, IL 60645


STATE OF ILLINOIS, COUNTY OF DUPAGE, ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Aisha Ahmad, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she 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 notarial seal, this December 16<sup>th</sup>, 2020.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		22-Apr-2021
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

10-36-100-018-1213 | 20210401691680 | 0-068-529-680

\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

## SEE EXHIBIT A

### PARCEL 1:

UNIT NO. 15-11 IN THE WINSTON TOWERS NO. 3 CONDOMINIUM, AS SHOWN AND IDENTIFIED ON THE SURVEY OF THAT PART OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE; TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF SAID NORTH KEDZIE AVENUE ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON GARDENS, INC., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 20520335, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE ABOVE DESCRIBED PREMISES, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND SURVEY.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH BY A DECLARATION OF EASEMENTS DATED JUNE 3, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT 20520336 AND AS CREATED BY DEED FROM WINSTON DEVELOPMENT CORPORATION TO DAVID WALANKA RECORDED MAY 9, 1968 AND RECORD NOVEMBER 15, 1968 AS DOCUMENT 20677645 IN GRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING STRIP OF LAND: THE NORTH 30 FEET AS MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF KEDZIE AVENUE ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## 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: 3 | 31 | 20

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, Name of Notary Public:

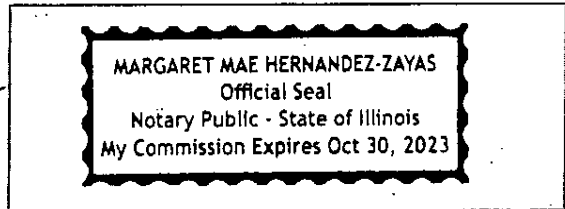
Margaret Mae Hernandez-Zayas

By the said (Name of Grantor): Bisha Ahmad

On this date of: 3 | 31 | 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that 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 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: 3 | 31 | 20

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, Name of Notary Public:

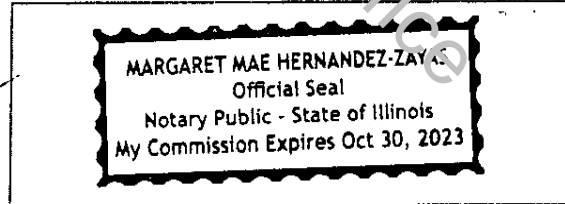
Margaret Mae Hernandez-Zayas

By the said (Name of Grantee): Bisha Ahmad Revocable Trust dated September 24, 2020

On this date of: 3 | 31 | 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**