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2117922038

Doc# 2117922038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/28/2021 02:50 PM PG: 1 OF 3



Chicago Title Insurance Company

QUIT CLAIM DEED
ILLINOIS STATUTORY

THE GRANTOR(S), Hassan Azarpira, aka Mohammad Hassan Azarpira, married, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to PROPERTY MATCH USA LLC 2446-52 S. PULASKI ROAD (GRANTEE'S ADDRESS) 2709 S. Pulaski Rd., Chicago, Illinois 60623 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 32, 33 AND 34 IN EDWARD A. DRIVER'S RESUBDIVISION OF THE EAST 1/2 OF BLOCKS 1 TO 4 AND VACATED ALLEYS THROUGH SAME IN CRAWFORD'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 27, LYING SOUTH OF THE RAILROAD RIGHT OF WAY, IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2021

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): 16-27-224-023-0000, 16-27-224-024-0000, 016-27-224-025-0000
Address(es) of Real Estate: 2446-52 S. Pulaski Rd., Chicago, Illinois 60623-0000

Dated this 27 day of May, 2021

Hassan Azarpira, aka Mohammad Hassan Azarpira

REAL ESTATE TRANSFER TAX 28-Jun-2021



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX 28-Jun-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

16-27-224-023-0000 | 20210501641469 | 0-020-157-712

16-27-224-023-0000 | 20210501641469 | 0-665-660-688

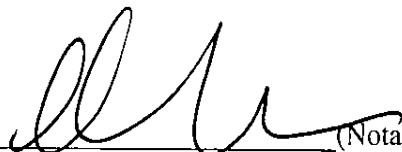
* Total does not include any applicable penalty or interest due.

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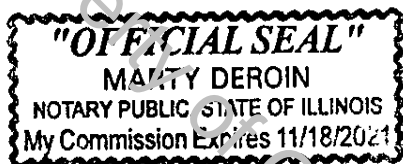
STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hassan Azarpira, aka Mohammad Hassan Azarpira, married, 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.

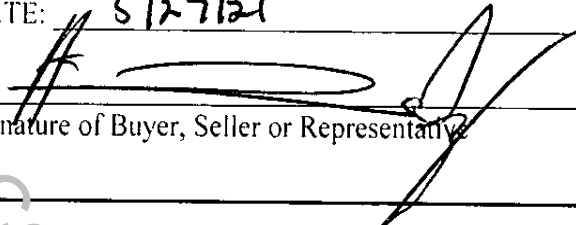
Given under my hand and official seal, this 27 day of May, 2021



(Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH 2 SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 5/27/21



Signature of Buyer, Seller or Representative

Prepared By: Marty DeRoin
210 S. Clark Street, Suite 2025
Chicago, Illinois 60603

Mail To:
PROPERTY MATCH USA LLC 2446-52 S. PULASKI ROAD
2709 S. Pulaski Rd.
Chicago, Illinois 60623

Name & Address of Taxpayer:
PROPERTY MATCH USA LLC 2446-52 S. PULASKI ROAD
2709 S. Pulaski Rd.
Chicago, Illinois 60623

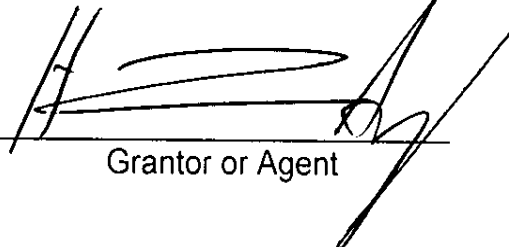
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

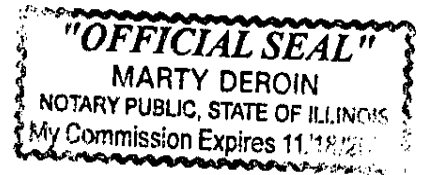
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 5/27/21

Signature X 
Grantor or Agent

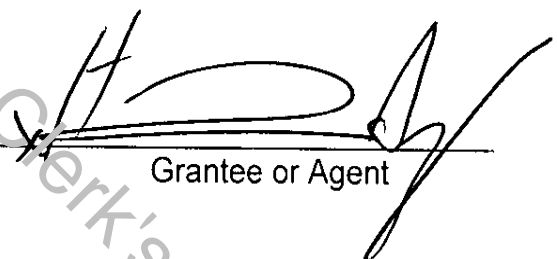
SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 27 DAY OF May, 2021

NOTARY PUBLIC 



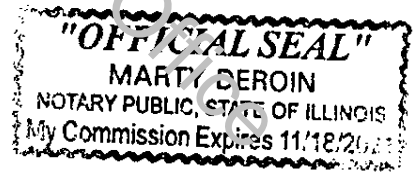
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 5/27/21

Signature X 
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 27 DAY OF May, 2021

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 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 Section 4 of the Illinois Real Estate Transfer Tax Act.]