

UNOFFICIAL COPY

Doc#: 2125707016 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2021 07:35 AM Pg: 1 of 4

Dec ID 20210801657276
ST/CO Stamp 2-121-027-344
City Stamp 1-636-208-400

QUIT CLAIM DEED STATUTORY (ILLINOIS)

MAIL TO: **Saeid Delnavaz**
1212 N Lake Shore Dr Apt 11CS
Chicago, IL 60610

GRANTEES' ADDRESS:

NAME & ADDRESS OF TAX PAYER: **Saeid Delnavaz**
1212 N Lake Shore Dr Apt 11CS, Chicago, IL 60610

THE GRANTOR: Saeid Delnavaz and Sordeh Taghabon
1212 N Lake Shore Dr Apt 11CS, Chicago, IL 60610

OF THE CITY OF Chicago, COUNTY OF Cook, STATE OF Illinois.

FOR AND IN CONSIDERATION OF Zero Dollars & 00/100***(\$00.00).

AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID.

CONVEY and QUIT CLAIM to: Saeid Delnavaz

GRANTEE'S ADDRESS: 1212 N Lake Shore Dr Apt 11CS, Chicago, IL 60610

OF THE CITY OF Chicago, COUNTY OF Cook, STATE OF Illinois.

all interest in the following described Real Estate situated in the County of: Lake, the State of Illinois, to wit:

UNIT NUMBER 11 "C"- "S" AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): BEGINNING FOR THE SAME AT THE POINT WHERE THE WEST LINE OF LAKE SHORE DRIVE (200 FEET WIDE) INTERSECTS WITH THE SOUTH LINE OF SCOTT STREET (66 FEET WIDE) AND RUNNING THENCE ALONG THE WEST LINE OF LAKE SHORE DRIVE SOUTH 192 FEET 2 1/8 INCHES THENCE NORTH AT AN ANGLE OF 88 DEGREES 17 MINUTES WEST 122 FEET 9 1/2 INCHES TO THE EAST LINE OF STONE STREET (66 FEET WIDE) THENCE ALONG THE EAST LINE OF STONE STREET NORTH 192 FEET 1 3/4 INCHES TO THE SOUTH LINE OF SCOTT STREET AFORESAID AND THENCE ALONG THE SOUTH LINE OF SCOTT STREET EAST 117 FEET 1 3/4 INCHES TO THE POINT OF BEGINNING BEING ALL OF LOTS NUMBERED 1 AND 2 IN LAWRENCE AND SYMONDS' SUBDIVISION OF LOTS 1 AND 2 AND THE NORTH 15 FEET OF LOT 3 IN BLOCK 8 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO THE SOUTH 25 FEET OF LOT 3 ALL OF LOT 4 AND THE NORTH 32 FEET OF LOT 5 ALL IN BLOCK 8 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO AFORESAID AND ALL LAND DERIVED BY WAY OF ACCRETION OR OTHERWISE LYING EAST OF THE EAST LINES OF SAID LOTS AS ORIGINALLY SUBDIVIDED AND WEST OF THE WEST LINE OF LAKE SHORE DRIVE AS NOW ESTABLISHED ALL SITUATED IN THE CITY OF CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 36853 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 20892001 AND AMENDED BY DOCUMENT NUMBER 20946630 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

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

Permanent Index Number(s): 17-03-114-003-1042
Property Address: 1212 N Lake Shore Dr Apt 11CS, Chicago, IL 60610

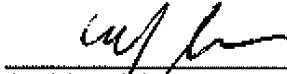
FIDELITY NATIONAL TITLE
SC21029698

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Dated this 17 day of August, ~~2021~~ 2021



Saeid Delnavaz (SEAL)



Soudeh Taghabon (SEAL)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES


STATE OF ILLINOIS)
County Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY

THAT, Soudeh Taghabon and Saeid Delnavaz 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 notarial seal, this 17 day of August, 2021.






Notary Public

My Commission Expires on 06-23, 2024

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: 9-10-21




Buyer, Seller or Representative.


NAME AND ADDRESS OF PREPARER:

Jannie Gong
950 Skokie Blvd. Suite 204
Northbrook, IL 60062

**This conveyance must contain the name and address of the Grantee for tax billing purposes:(Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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REAL ESTATE TRANSFER TAX		30-Aug-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-03-114-003-1042 20210801657276 2-121-027-344		

REAL ESTATE TRANSFER TAX		30-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-03-114-003-1042 20210801657276 1-636-208-400		
* Total does not include any applicable penalty or interest due.		

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

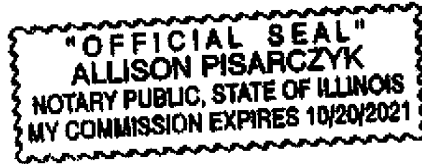
The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:

 Cath Walker
Signature

 Crystal Walker
Print Name



Subscribed and sworn to before me this 13th of September, 2021.

 Allison Pisarczyk
Notary Public

The grantee or their 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.

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GRANTEE OR AGENT:

 Cath Walker
Signature

 Crystal Walker
Print Name



Subscribed and sworn to before me this 13th of September, 2021.

 Allison Pisarczyk
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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]