

UNOFFICIAL COPY

Prepared By:

Ana Villegas

After Recording Return To:

3527 S King Dr. Apt GDN
Chicago, Illinois 60653



2126719054D

Doc# 2126719054 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/24/2021 04:43 PM PG: 1 OF 6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 27, 2021 THE GRANTOR(S),

- Ana Villegas, a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Ana Villegas, a single person, residing at 5724 North Washtenaw Avenue, Chicago, IL County, Illinois 60659
- Ali Ansari, a single person, residing at 3527 S King Dr. Apt GDN, Chicago, IL County, Illinois 60653
- Khalid Ansari and Naz Ansari, a married couple, residing at 3527 S King Dr. Apt GDN, Chicago, IL County, Illinois 60653

as tenants in common, the following described real estate, situated in 3527 S. Martin Luther King Dr., Unit G, Chicago, in the County of IL, State of Illinois

Legal Description:

UNIT NUMBER 3527-G IN THE 3527 S. KING DRIVE CONDOMINIUMS AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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LOTS 2 AND 3 AND THE NORTH 6 INCHES OF LOT 4 IN SNYDACKER'S RESUBDIVISION OF LOTS 18, 19 AND 22 IN RUCKER AND LANGLEY'S SUBDIVISION OF LOTS 1, 4, 5, 7, 8, 9 AND 10 IN BLOCK 1 IN ELLIS WEST ADDITION TO CHICAGO, IN SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2007 AS DOCUMENT NUMBER 0702906024; TOGETHER WITH ITS UNDIVIDED PRECENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Grantor does hereby convey, release and quitclaim 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 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 hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Number: 17-34-400-096-1001

Mail Tax Statements To:
Khalid Ansari
3527 S King Dr. Apt GDN
Chicago, Illinois 60653

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX	24-Sep-2021
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *
17-34-400-096-1001 20210901680907 1-734-926-480	

REAL ESTATE TRANSFER TAX	24-Sep-2021
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
17-34-400-096-1001 20210901680907 1-305-174-160	

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

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. E
Date 9/24/2021 Sign. [Signature]

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Grantor Signatures:

DATED: 8/27/2021

AW

Ana Villegas
5724 North Washtenaw Avenue
Chicago, Illinois, 60659

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 27th day of August,
2021 by Ana Villegas.



[Signature]

Notary Public

Notary

Title (and Rank)

My commission expires July 15, 2023

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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: 09 | 20 | 2021

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:

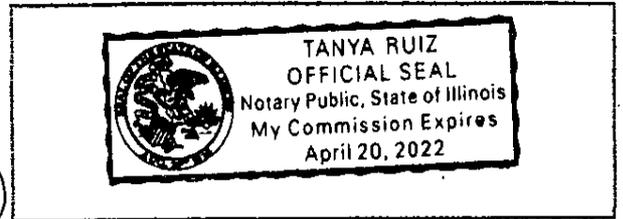
Tanya Ruiz

By the said (Name of Grantor): ANA VILLEGAS

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 20 | 2021

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

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DATED: 09 | 20 | 2021

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:

Tanya Ruiz

By the said (Name of Grantee): KHALID ANSARI

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 20 | 2021

NOTARY SIGNATURE: [Signature]



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)**)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §56 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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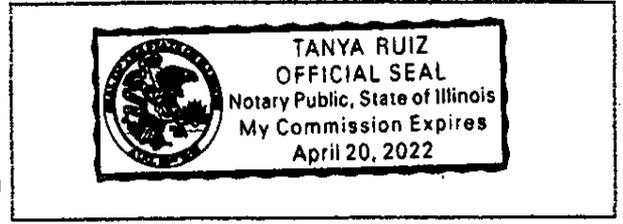
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On this date of: 09 | 20 | 2021

NOTARY SIGNATURE: [Signature]

Tanya Ruiz

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GRANTEE or AGENT

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Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): NAZ ANSARI

On this date of: 09 | 20 | 2021

NOTARY SIGNATURE: [Signature]

Tanya Ruiz

AFFIX NOTARY STAMP BELOW



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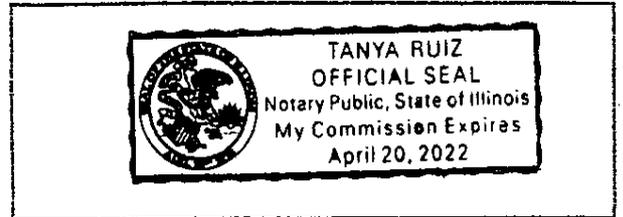
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On this date of: 09 | 20 | 2021

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GRANTEE or AGENT

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Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): ALI ANSARI

On this date of: 09 | 20 | 2021

NOTARY SIGNATURE: [Signature]

Tanya Ruiz

AFFIX NOTARY STAMP BELOW



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