

Aff-2116986 213

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Doc#: 2127404106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/01/2021 11:54 AM Pg: 1 of 6

MAIL TO:

TUSHAR CHOTALIA LAW FIRM
6600 N. LINCOLN AVE.
SUITE 316
LINCOLNWOOD, IL 60712

Dec ID 20210901666396
ST/CO Stamp 0-587-948-176

SEND TAX BILL TO:

ZUBAIR MUHAMMAD
6736 Lawndale Ave
Lincolnwood, IL 60712

QUIT CLAIM DEED

THE GRANTOR, Devon Bank, an Illinois Banking Corporation, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIMS to GRANTEE, ZUPAIR MUHAMMAD and HAJIRA MUBEEN, husband and wife, and MEHRUNNISA BEGUM, married woman, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON THE REVERSE SIDE

TO HAVE AND TO HOLD said premises.

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements, special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2020 and subsequent years.

Permanent Real Estate Index Number: 10-35-304-038-0000.

Address of Real Estate: 6736 N. Lawndale Ave., Lincolnwood, IL 60712.

Dated: September 14th, 2021.

GRANTOR: DEVON BANK

By: [Signature]
NAZIR GURUKAMBAL
ITS: S.V.P.

Exempt under provisions of Paragraph E
35 ILCS 200/31-45, Property Tax Code
9/14/21 [Signature]
Date Buyer, Seller or Representative

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LEGAL DESCRIPTION

A TRIANGULAR PARCEL OF LAND, BEING THAT PART OF CLOVER TOWN AND COUNTRY HOMES SUBDIVISION UNIT NO. 1 IN THE NORTH HALF OF THE SOUTH WEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE SOUTH LINE OF SAID SUBDIVISION, EASTERLY OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AND WEST OF THE WEST LINE OF LAWNDALE AVENUE, IN COOK COUNTY, ILLINOIS.

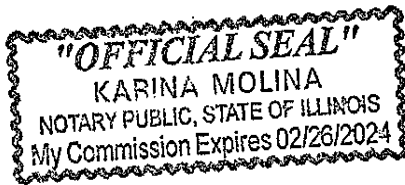
ACKNOWLEDGMENT



STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

I, the undersigned, a notary public in and for the above county and state, certify that, Nazir Gundhambal, as SVP, of Devon Bank 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 acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal September 14th, 2021.


 NOTARY PUBLIC



REAL ESTATE TRANSFER TAX	24-Sep-2021
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
10-35-304-038-0000	20210901666396 0-587-948-176

This instrument was prepared by TUSHAR R. CHOTALIA, 6600 N. Lincoln Ave., #316, Lincolnwood, IL 60712.

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Address Given: 6736 N. Lawndale Ave.
Lincolnwood, IL 60712

Property Tax No(s): 10-35-304-038-0000

Legal Description:

A TRIANGULAR PARCEL OF LAND, BEING THAT PART OF CLOVER TOWN AND COUNTRY HOMES SUBDIVISION UNIT NO. 1 IN THE NORTH HALF OF THE SOUTH WEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE SOUTH LINE OF SAID SUBDIVISION, EASTERLY OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AND WEST OF THE WEST LINE OF LAWDALE AVENUE, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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: 9 | 14 | 2021

SIGNATURE: _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

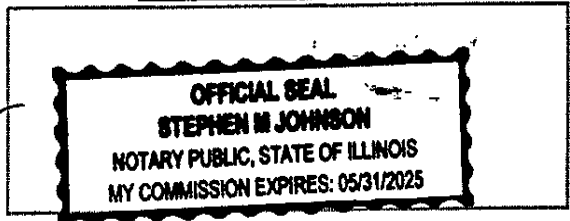
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Agent

On this date of: 9 | 14 | 2021

NOTARY SIGNATURE: Stephen M Johnson

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: 9 | 14 | 2021

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

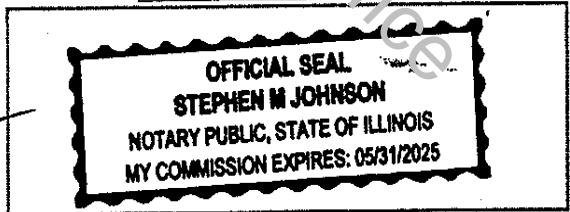
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Agent

On this date of: 9 | 14 | 2021

NOTARY SIGNATURE: Stephen M Johnson

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)**)

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Plat Act Affidavit

STATE OF ILLINOIS

COUNTY OF

Cook SSDOCUMENT NUMBER AFF# 211698C

I, (name) Joel Stymen, being duly sworn on oath,
state that I reside at 1715 Southland Ave., Highland Park, IL

And further states that: (please check appropriate box)

A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:
(please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF _____ COUNTY, ILLINOIS to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

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SUBSCRIBED and SWORN to before me this 13th day of September, 2021.

[Handwritten Signature]
Signature of Affiant

[Handwritten Signature]
Signature of Notary Public (Notary Seal)



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