

# UNOFFICIAL COPY

Doc# 2201407080 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/14/2022 08:54 AM Pg: 1 of 5

**After Recording Return to:**

Amrock LLC  
662 Woodward Avenue  
Detroit, MI 48226

**Instrument Prepared By:**

Kimberly Vereb, Esq.  
1174 Red Dunes Run  
Avon, IN 46123  
IL Bar ID No. 6244816

**Mail Tax Statements To:**

Darius & Chelsea Loghmanee  
2917 North Wisner Avenue  
Chicago, IL 60647

**Tax Parcel ID Number:**

13-26-217-034-0000

**Order Number:**

R21-150106

Dec ID 20220101692221

City Stamp 1-287-480-976

## QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Darius Loghmanee, date 1-16-2021  
DARIUS LOGHMANEE

Dated this 16 day of APRIL, 2021. WITNESSETH, that, **DARIUS LOGHMANEE** and **CHELSEA LOGHMANEE**, husband and wife, and **FAZLOLLAH LOGHMANEE**, a married man, whose addresses are 2917 North Wisner Avenue, Chicago, IL 60647 and 111 Lehn Springs Drive, Williamsville, NY 14221, respectively, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **DARIUS LOGHMANEE** and **CHELSEA LOGHMANEE**, husband and wife, not as tenants in common, but as joint tenants with right of survivorship, whose address is 2917 North Wisner Avenue, Chicago, IL 60647, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 2917 North Wisner Avenue, Chicago, IL 60647, and legally described as follows, to wit:

The following described property:

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PCL

R21-150106DQTC01010104

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SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Number: 13-26-217-034-0000


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

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor (1 and 2 of 3) on the date first written above.

Darius A Loghmanee  
**DARIUS LOGHMANEE**

Chelsea J Loghmanee  
**CHELSEA LOGHMANEE**

REAL ESTATE TRANSFER TAX		07-Jan-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-26-217-034-0000   20220101692221   1-287-480-976		
* Total does not include any applicable penalty or interest due.		

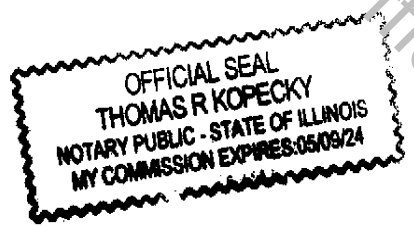
STATE OF IL  
COUNTY OF COOK

)  
) ss.  
)

I, THOMAS R KOPECKY, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **DARIUS LOGHMANEE** and **CHELSEA LOGHMANEE**, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 16 day of APRIL 2021

Thomas R Kopecky  
Notary Public  
My Commission Expires: 5.5.24





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## EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

Lot 55 in Block 6 in Wisner's Subdivision of Lots 8, 9, 11 and 12, in Brand's Subdivision of the Northeast 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 2917 North Wisner Avenue, Chicago, IL 60647

Assessor's Parcel No.: 13-26-217-034-0000

Property of Cook County Clerk's Office

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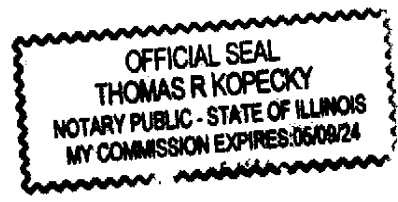
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 APRIL 16, 2021 Signature: Chelsea Lagimodiere  
Paris Lagimodiere  
Grantor or Agent

Subscribed and sworn to before me by the  
said GRANTORS  
this 16 day of APRIL  
2021.

Thomas R Kopecsky  
Notary Public

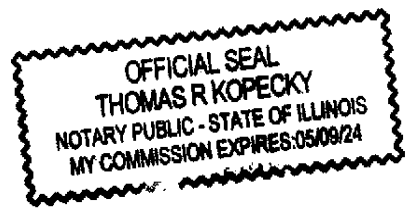


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 APRIL 16, 2021 Signature: Chelsea Lagimodiere  
Paris Lagimodiere  
Grantee or Agent

Subscribed and sworn to before me by the  
said GRANTEE  
this 16 day of APRIL  
2021.

Thomas R Kopecsky  
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.]