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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

Doc#. 2201407080 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/14/2022 08:54 AM Pg: 1 of 5

Dec ID 20220101692221

City Stamp 1-287-480-976

OUITCLAIM DEED

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

By: Paring floghmanle , date 1.18 2025

DARIUS LOGHMANEE

Darius Loghmanee and Chelsea Loghmanee, husband and wife, and Fazlollah Loghmanee, a married man, whose addresses are 2917 North Witner 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 atknowledged, 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.

	REAL ESTATE TRANS	35mm	
Varins A Leghaner -	MEAC LOTATE TRANS		07-Jan-2022
DARIUS LOGĻMANEE		CHICAGO:	0.00
0.5		CTA;	0.00
Chart D		TOTAL:	0.00 *
Chelsea Thog Simanes	13-26-217-034-0000 * Total dogs not be de-	20220101692221	1-287-480-076
CHELSEA LOGHWANEE	* Total does not include	any applicable penalt	V or interest due
			y or interest due.
STATE OF (L)			
) ss.		
COUNTY OF LOCK	$O_{I_{i}}$		
0 1	4/2-		
I, THE YES PROPERTIFY that DAR	a Notary Public	in and for said Count	v and State
oforegoid DO HERERY CERTIFY that DAR	TIS LOGHMANEE a	nd CHELSEA LOG	HMANEE,
personally known to me to be the same person(s)	whose name(s) are subs	erioed to the foregoing	ınstrument,
appeared before me this day in person, and ackn	lowledged that he/she/the	ey signed, sealed and d	envered the
said instrument as his/her/their free and volunta	ry act, for the uses and p	urposes therein set for	h.
		10	
Given under my hand official seal this	day of / / / C	$\frac{20\nu}{}$	
~ 1 \wedge ~ 1			
W K 1972	- ***		
Notary Public DC 4	OFFI	CIAL SEAL	-0
My Commission Expires.	\$ THOMA	SK NOT OF ILLINOIS	
Trig Commission Empires.	NOTARY PUBL	IC - STATE S:05/09/24	
	Miller	MANAGER	

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

FAZLOLLAH LOGHMANEE

STATE OF Model) ss.

I, ATTHER FEDMAN, a Notary Public in and for said County and State aforesaid, DO HEREBY CEPTIFY that FAZLOLLAH 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, ic the uses and purposes therein set forth.

Notary Public My Commission Expires:

MATTHEW S. FELDMAN
Notary Public State of New York
Qualified in Niagara County
My Commission Expires April 26,

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Office

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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 10: 13-26

OBLANTA CLORATS OFFICE

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

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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 bene ficial 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, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate in the estate under the laws of the State of Illinois.

				Children Com	a some some	-
Dated_	APRIL	16,64)	Signature :	Parolyst	la hunce	nt
	ibed and sworn to				J Grantos of Algor	
	GRANTOK:		_			
this _	day of A	RIL	_			
2021		Ox		£	OFFICIAL SEAL	
	Notary Public		004	NOT M	THOMAS R KOPECKY TARY PUBLIC - STATE OF ILL Y COMMISSION EXPIRES:05	- A CANADA
accioni	ment of bene ficia	nt affirms and ve	id trust is eithe	er a naural	person, an Illino	is corporation of
foreign partner recogn	n corporation auth	horized to do bus o do business or a and authorized to	siness or acqu cquire and hol do business or	ire and hold dittle to real acquire and	d title to real es al estate in Illinoi I hold title to real	s, or other entity estate under the
Dated_	peric l	6, 2021	Signature	Chelse: Phys Aly	grantee (r Ace	nt .
	ribed and sworn to					6
	GRANTS		_			0
this _	(6 day of 1	PRIL				
703					······································	3
	Notary Public	\			FICIAL SEAL MAS R KOPECKY UBLIC - STATE OF ILLINOIS MISSION EXPIRES: 05/09/24	
	NotaryFublic			Mitchin		- -

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.]