

WARRANTY DEED

PREPARED BY AND MAIL TO:  
DONALD G. OLSEN  
CARLSON DASH, LLC  
216 S. JEFFERSON STE 504  
CHICAGO, IL 60661

SEND TAX BILLS TO:  
KAZEM SAMMAK  
659 W. RANDOLPH ST #1009  
CHICAGO, IL 60661



Doc# 2205319027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2022 12:50 PM PG: 1 OF 5

(ABOVE SPACE FOR RECORDER'S USE ONLY)

THIS INDENTURE WITNESSETH, that the Grantors, **AHOO SAMMAK** (an unmarried person), **FATEMEH ZAMENIAN** and **KAZEM SAMMAK** (married to each other), all of La Jolla, California, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, hereby CONVEY AND WARRANT an undivided 100% interest in the real property situated in the City of Chicago, County of Cook, State of Illinois and described on Exhibit "A" to:

**GRANTEE NAME: KAZEM SAMMAK AND FATEMEH ZAMENIAN, NOT INDIVIDUALLY BUT AS TRUSTEES OF THE SAMMAK-ZAMENIAN FAMILY TRUST DATED JUNE 4, 2021**

**GRANTEE ADDRESS: 659 W. RANDOLPH STREET UNIT 1009, CHICAGO, IL 60661**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to covenants, conditions and restrictions of record and general real estate taxes for the year 2019 and subsequent years.

Dated: 11/24/2021, 2021

A. Sammak  
AHOO SAMMAK

K. Sammak  
KAZEM SAMMAK

F. Zamenian  
FATEMEH ZAMENIAN

EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH E, SECTION 4, REAL  
ESTATE TRANSFER ACT  
[Signature]  
BUYER, SELLER OR AGENT  
DATED December 27, 2021

REAL ESTATE TRANSFER TAX	16-Feb-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



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

# UNOFFICIAL COPY

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

**REAL ESTATE TRANSFER TAX**

22-Feb-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-09-329-021-1077

20220101688920 | 1-603-852-688

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## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of San Diego

On 11-24-2021 before me, Luis E. Beltran Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared Ahoo Sammak, Kazem Sammak, Fytemeh Zamenian  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Luis E. Beltran  
*Signature of Notary Public*

Place Notary Seal and/or Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 11-24-21 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: See Above Signer's Name: \_\_\_\_\_

- |  |  |
|--|--|
| <input type="checkbox"/> Corporate Officer – Title(s): _____   | <input type="checkbox"/> Corporate Officer – Title(s): _____   |
| <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact             | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact                        |
| <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator                    | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator                    |
| <input type="checkbox"/> Other: _____  | <input type="checkbox"/> Other: _____  |

Signer is Representing: Themselves Signer is Representing: \_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 1009 AND P313 IN THE R+D 659 CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 1 TO 10 IN BLOCK 67 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0835345105, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EXCLUSIVE AND NON-EXCLUSIVE PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY CREATED BY AND SET FORTH IN THE OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 18, 2008 AS DOCUMENT NUMBER 0835339015.

**Property Index Numbers:** 17-09-329-021-1077 and 17-09-329-021-1351

**Address of Real Estate:** 659 W. RANDOLPH STREET UNIT 1009, CHICAGO, IL 60661

# UNOFFICIAL COPY

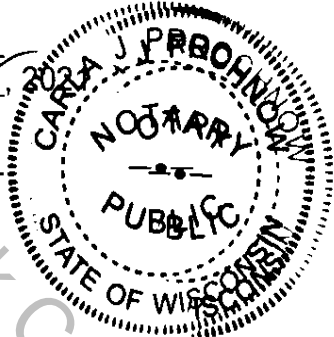
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

Dated December 27 2021.

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said AGENT this 27 day of December, 2021.  
[Handwritten Signature]  
Notary Public  
exp: 03 31 24



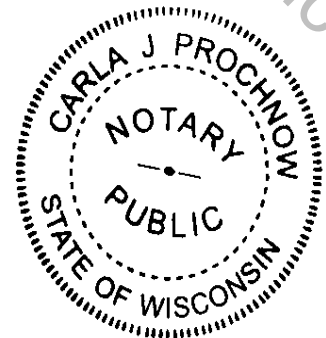
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 27, 2021.

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 27 day of December, 2021.

[Handwritten Signature]  
Notary Public  
exp: 03 31 24



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.