

# UNOFFICIAL COPY

## GENERAL WARRANTY DEED

Doc#: 2205939320 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/28/2022 11:54 AM Pg: 1 of 4

EXEMPT UNDER 35 ILCS 200/31-45(E)  
ACTUAL CONSIDERATION FOR  
TRANSFER IS LESS THAN \$100

Dec ID 20220201629011

City Stamp 1-661-921-680

  
\_\_\_\_\_  
Signature of Grantor

Dated November 29, 2020

EXEMPTION STAMP \$0.00

THE GRANTOR, Abal Q. Zaid, of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of ZERO AND NO/100 (\$0.00) DOLLARS Conveys and Warrants to Scott Royal Smith, Trustee of the 1722 W 61st Street Trust ("Grantee"), a common law Trust located at 3500 S Dupont Highway, Dover, County of Kent, State of Delaware, all of the following described real property, situated in the City of Chicago, County of Cook, State of Illinois, to wit:

LOT 27 BLOCK 6 IN DEMAREST'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO general real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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

Permanent Real Estate Index Number(s): 20-18-413-038-0000

Address of Real Estate: 1722 W 61st Street, Chicago, Illinois 60636

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WITNESS the hand of said Grantor this 21 day of November, 2020.

Abal Q. Zaidi  
Abal Q. Zaidi

STATE OF California )

COUNTY OF San Diego )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Abal Q. Zaidi personally known to me to be the person(s) whose name(s) he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29<sup>th</sup> day of NOVEMBER, 2020

(Signature)

NOTARY PUBLIC, STATE OF California

Printed Name: Anita Seth

My Commission Expires: May 10, 2023



The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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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)

The grantors or their 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 title to real estate under the laws of the State of Illinois.

Dated 11/29/2020 Signature *Abal Q. Zaidi*  
Grantor or Agent

Subscribed and sworn to before me by the said Abal Q. Zaidi affiant this 29<sup>th</sup> day of November, 2020



Notary Public *[Signature]*

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 11-4-2020 Signature *Scott Royal Smith*  
Grantee or Agent

Subscribed and sworn to before me by the said Scott Royal Smith, Trustee of the 1722 W 61st Street Trust, affiant this 4<sup>th</sup> day of November, 2020.



Notary Public *Jessica Renee Williams*

**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.

This Document Prepared By:  
Scott Smith  
1100 Azie Morton Road, #1105  
Austin, Texas 78704

When Recorded Mail Tax Statements to:  
1722 W 61st Street Trust  
1100 Azie Morton Road, #1105  
Austin, Texas 78704

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX** 18-Feb-2022



|                 |        |
|-----------------|--------|
| <b>CHICAGO:</b> | 0.00   |
| <b>CTA:</b>     | 0.00   |
| <b>TOTAL:</b>   | 0.00 * |

20-18-413-038-0000 | 20220201629011 | 1-661-921-680

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

Property of Cook County Clerk's Office