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Doc#: 2209813331 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2022 02:05 PM Pg: 1 of 9


Dec ID 20220301650348
ST/CO Stamp 2-022-785-936
City Stamp 0-517-817-232

Property of Cook County Clerk's Office

Quit Claim Deed

REAL ESTATE TRANSFER TAX		04-APR-2022	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

20-20-418-047-0000 | 20220301650348 | 2-022-785-936

REAL ESTATE TRANSFER TAX		04-APR-2022	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00 *

20-20-418-047-0000 | 20220301650348 | 0-517-817-232

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

ORNTIC File Number: A03142022-1
Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453
312-641-7799

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Mail to:

~~Englewood First Responders~~

~~6330 S Martin Luther King Dr, Chicago, IL 60637, USA~~

6352 S Normal Blvd, Chicago, IL 60621

Name & Address of Taxpayer:

Englewood First Responders

~~6330 S Martin Luther King Dr, Chicago, IL 60637, USA~~

6352 S Normal Blvd, Chicago, IL 60621

Recorder's Stamp

Quitclaim Deed

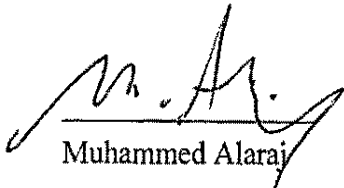
Muhammed Alaraj, married man of 12930 Bloomfield Dr, Palos Park, IL 60464, USA, (the "Grantor"), for and in consideration of 10.00 DOLLARS and other good and valuable considerations in hand paid, does hereby remise, and release, as well as quitclaim, unto Englewood First Responders, an Illinois corporation, whose tax mailing address is 6330 S Martin Luther King Dr, Chicago, IL 60637, USA, (the "Grantee") as the sole tenant, all right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook County, State of Illinois, to wit:

Lots 43 to 48 Both Inclusive In Block 10 in Lee's Subdivision Of The West 1/2 Of The South East 1/4 Of Section 20, Township 38 North, Range 14, East of The Third Principle Meridian, In Cook County, Illinois.

Permanent Index Number(s): 20204180470000

Property Address: 6909 S Aberdeen St, Chicago, IL 60621

DATED this 27 day of February, 2022.


Muhammed Alaraj

*This is NOT A HomeStead Property

EXEMPT under provisions of Chapter 35 Section 200/31-45 E of the ILCS Property Tax Code.

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Spousal Acknowledgement

I, Tharefeh Alaraj of 12930 Bloomfield Dr, Palos Park, IL 60464, USA, spouse of Muhammed Alaraj, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: *Tharefeh Alaraj*

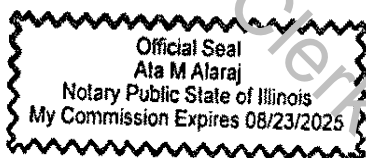
STATE OF ILLINOIS

COUNTY OF Cook

I Ata Alaraj certify that Tharefeh Alaraj, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27 day of February, 2022.

Ata Alaraj
Notary Public for the State of Illinois



(Seal)

My commission expires: 08/23/2025

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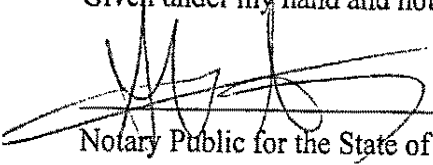
Grantor Acknowledgement

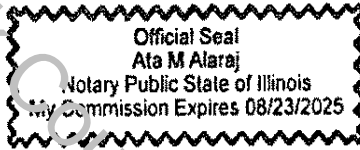
STATE OF ILLINOIS

COUNTY OF Cook

I Ah Alaraj certify that Muhammed Alaraj, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27 day of February, 2022.


Notary Public for the State of Illinois



(Seal)

My commission expires 08/23/2025

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Quitclaim Deed

Page 4 of 4

Name & Address of Preparer:

ATA LAW

7060 Centennial Dr. Suite 102E, Palos Park, IL 60464, USA

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DONATION AGREEMENT

This Donation Agreement (this “**Agreement**”) is entered into by and between Muhammed Alaraj, an individual and (“**Donor**”) and Englewood First Responders, an Illinois Non-for profit Organization (“**Donee**”), as of this 27 day of February, 2012.

RECITALS

WHEREAS, Donor owns certain real property located at 6909 s Aberdeen Avenue, Chicago, IL comprised of approximately 0.429 acres of land, which property is legally described (the “**Property**”);

Lots 43 to 48 Both Inclusive In Block 10 in Lee's Subdivision Of The West 1/2 Of The South East 1/4 Of Section 20, Township 38 North, Range 14, East of The Third Principle Meridian, In Cook County, Illinois.

Permanent Index Number(s): 20204180470000

Property Address: 6909 S Aberdeen St, Chicago, IL 60621

WHEREAS, Donee plans to develop the Property into a community garden, park, and or community center. (the “**Project**”);

WHEREAS, Donor desires to donate the Property for the benefit of the Project in accordance with the requirements for a charitable donation under the Internal Revenue Code, and the Illinois Housing Development Act, 20 ILCS Section 3895/7.28 and its implementing regulations set forth at 47 Ill. Admin. Code Part 355 (the “**Donor Land Donation**”);

THEREFORE, in consideration of the foregoing recitals, the parties hereby agree as follows:

1. **Donation.** Subject to the limitation outlined below Donor hereby agrees to make a charitable donation consisting of the Donor Land Donation to Donee. Donor represents to Donee that Donor is making this donation without payment or other consideration from Donee.
2. **Donation Tax Credits.** Donor will make the Donor Land Donation in accordance with the requirements for a charitable donation under the Internal Revenue Code, and the Illinois Housing Development Act, 20 ILCS Section 3895/7.28 and its implementing regulations set forth at 47 Ill. Admin. Code Part 355. Donor does not have and shall not have any direct, indirect, residual or reversionary interest in the Donor Land Donation upon the making of said donation to Donee.
3. **Today's fair market value of the land is \$90,000.00.** This shall be the donation value for tax purposes.

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4. Acceptance. Upon completing a satisfactory review of due diligence, Donee agrees to accept the Donor Land Donation and shall use the donation for the development and of the Project.
5. Donee hereby agrees to name the project Dr. Muhammed's Garden, or Dr. Muhammed's Park, or Dr. Muhammed's Community Center. The name of project shall be made visible on a sign or plaque installed on the Project. The sign or plaque shall also recite that "this land was donated by Dr. Muhammed Alaraj, the former owner of OK Super Foods, that used to be across the street. This donation is to show great appreciation partnership from the Arab American community to the African American Community."
6. Deed. Donor shall make the Donor Land Donation to Donee via a standard form of Quit Claim Deed on a date mutually acceptable to Donor and Donee (the "Closing Date"),
7. Counterparts. This Agreement may be executed in counterparts, each of which shall be an original, but all of which shall constitute one instrument.
8. Total Agreement. This Agreement (i) contains the entire understanding between the parties hereto with respect to the transactions contemplated herein; and (ii) may be altered or amended from time to time only by written instrument executed by both parties hereto.
9. Choice of Law. This Agreement shall be interpreted in accordance with the laws of the State of Illinois.

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IN WITNESS WHEREOF, the parties have executed this Agreement as of the first date written above.

Donor:

Muhammed Alaraj

Muhammed Alaraj

Donee: Englewood First Responders, Inc.

By: Charles McKenzie for Englewood First Responders
Name: Charles McKenzie
Its: President

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 title to real estate under the laws of the State of Illinois.

Dated: 3-23-2022

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me on 3-23-2022

Notary Public [Signature]



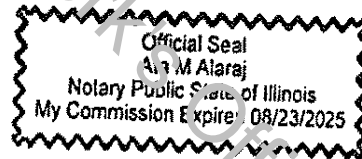
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 3-23-2022

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me on 3-23-2022

Notary Public [Signature]



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 _____, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)