

UNOFFICIAL COPY

DEED IN TRUST

Doc#: 2226408023 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2022 09:46 AM Pg: 1 of 6

MAIL RECORDED DEED TO:
Nicole and Stephen Soltanzadeh
1443 W Melrose Street
Chicago, IL 60657

Dec ID 20220901640411

City Stamp 0-963-876-432

MAIL FUTURE TAX STATEMENTS

TO:
Nicole and Stephen Soltanzadeh
1443 W Melrose Street
Chicago, IL 60657

THE GRANTORS, **Nicole Soltanzadeh and Stephen Soltanzadeh**, wife and husband, of the City of Chicago and County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEY AND WARRANT TO **Nicole Soltanzadeh and Stephen Soltanzadeh**, Trustees of the **Nicole Soltanzadeh Living Trust** dated **November 9, 2018**, and any amendments thereto and **Stephen Soltanzadeh and Nicole Soltanzadeh**, Trustees of the **Stephen Soltanzadeh Living Trust** dated **September 15, 2022**, and any amendments thereto, wife and husband, each with a beneficial interest therein, as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of **COOK**, in the State of Illinois, to wit:

See Attached Exhibit A for Legal Description

Property Index Number: 14-20-329-007-0000

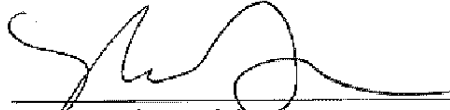
Commonly known as: 1443 W. Melrose St., Chicago, IL 60657

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through grantees; and general real estate taxes not yet due and payable.

The Grantors expressly release and waive any and all rights of homestead in the property

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Dated 9/15, 2022.



Nicole Soltanzadeh



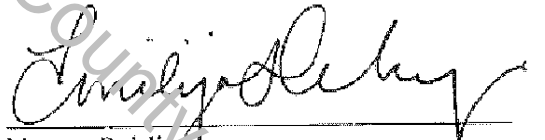
Stephen Soltanzadeh

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Nicole Soltanzadeh and Stephen Soltanzadeh are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 15TH day of September, 2022.





Notary Public
Commission Expires on: 07/30/2025

NAME and ADDRESS OF PREPARER:


COOK COUNTY-ILLINOIS TRANSFER EXEMPT
UNDER PROVISIONS OF 35 ILCS 200/31-45,
PARAGRAPH (E), REAL ESTATE TRANSFER
ACT

Nicole M. Soltanzadeh, Esq.
The Law Office of Nicole M. Soltanzadeh, LLC
20 N. Clark St., Ste 3300
Chicago, IL 60602

DATE: 9/15, 2022



Nicole Soltanzadeh



Stephen Soltanzadeh

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Exhibit A

LOT 64 IN ALBERT WISNER'S SUBDIVISION OF THE SOUTH EAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-20-329-007-0000

Commonly known as: 1443 W Melrose St., Chicago, IL 60657

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 grantor 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 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 9/15, 2022

Signature: [Signature]
Grantor Nicole Soltanzadeh

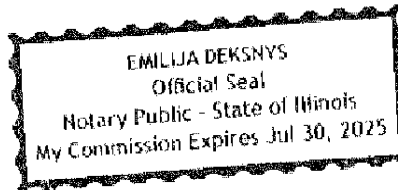
Dated 9/15, 2022

Signature: [Signature]
Grantor Stephen Soltanzadeh

SUBSCRIBED and SWORN to before me

this 15 day of SEPTEMBER, 2022

[Signature]
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 title to real estate under the laws of the State of Illinois.

Dated 9/15, 2022

Signature: [Signature]
Grantee Nicole Soltanzadeh, Trustee of the Nicole Soltanzadeh Living Trust dated November 9, 2018, and any amendments thereto

Dated 9/15, 2022

Signature: [Signature]
Grantee Stephen Soltanzadeh, Trustee of the Nicole Soltanzadeh Living Trust dated November 9, 2018, and any amendments thereto

Dated 9/15, 2022

Signature: [Signature]
Grantee Stephen Soltanzadeh, Trustee of the Stephen Soltanzadeh Living Trust dated September 15, 2022, and any amendments thereto

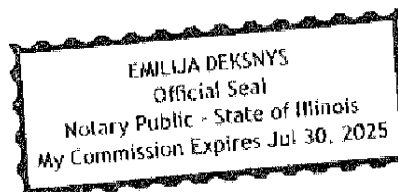
Dated 9/15, 2022

Signature: [Signature]
Grantee Nicole Soltanzadeh, Trustee of the Stephen Soltanzadeh Living Trust dated September 15, 2022, and any amendments thereto

SUBSCRIBED and SWORN to before me

this 15 day of SEPTEMBER, 2022

[Signature]
NOTARY PUBLIC



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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.)

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX		20-Sep-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *



14-20-329-007-0000 | 20220901640411 | 0-963-876-432
 * Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office