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QUIT CLAIM DEED Illinois Statutory Individual

The Grantor, M. Reza Baniassadi of 180 N. LaSalle St., Chicago, IL 60601, a married person, for consideration of TEN Dollars and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to Artin Real Estate, Inc., an Illinois Corporation, all his interests in the following described Real Estate, situated in the City of Chicago, County of Cook, Illinois, commonly known as:

501 N. Clinton St., Unit 2201
Chicago, Illinois 60610

and legally described as:

See the attached Exhibit A hereto and made a part hereof

Permanent Real Estate Index Number:

17-09-112-107-1122
17-09-112-107-1388

Commonly Known as:

501 N. Clinton St., Unit 2201
Chicago, Illinois 60610

Together with the tenements and appurtenances thereunto belonging

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

DATED this 14th day of June 2022

M. Reza Baniassadi by

S. Baniassadi

Name: M. Reza Baniassadi, by his attorney
In fact, Sepehr Baniassadi

Exempt under provisions of Paragraph 5
Section 31-45, Property Tax Code.

10-28-2022
Date

S. Baniassadi
Buyer, Seller, or Representative

as attorney in fact



Doc# 2233522004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/01/2022 09:40 AM PG: 1 OF 4

REAL ESTATE TRANSFER TAX		01-Dec-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-09-112-107-1122 20221101689408 2-090-440-016		

REAL ESTATE TRANSFER TAX		01-Dec-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-09-112-107-1122 | 20221101689408 | 1-190-073-680

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

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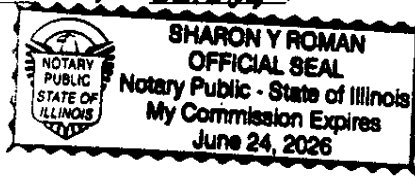
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public, in for the County and State aforesaid, Certify that M. Reza Baniassadi, by and through his attorney in fact, Sepehr Baniassadi, who is personally known to me to be the attorney of the owner; and personally known to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such on behalf of the owner, signed and delivered the said instrument, pursuant to his own authority, at his free and voluntary act for the use and purposes therein set forth.

Given under my hand and official seal, this 28 th day of October, 2022.
Commission expires 6/24/2026

[Signature]
Notary Public



SEND RECORDED DOCUMENTS TO: SEND SUBSEQUENT TAX BILLS TO:

Artin Real Estate Inc,
201 N. West Shore Drive
Apt. #1607
Chicago, IL 60601

Artin Real Estate Inc,
201 N. West Shore Drive
Apt. #1607
Chicago, IL 60601

THIS DOCUMENT HAS BEEN PREPARED BY

The Law Office of Reza Baniassadi, P.C.
180 N. LaSalle St., Suite 1921
Chicago IL 60601

312-201-1210

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 2201 AND PARKING SPACE P-340 IN THE KINZIE PARK TOWER CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 22 IN KINZIE PARK SUBDIVISION BEING A RESUBDIVISION OF LOTS, BLOCKS, AND VACATED STREETS AND ALLEYS IN WABANSIA IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1999 AS DOCUMENT NUMBER 99712460 IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 13, 2000 AS DOCUMENT NUMBER 00980340, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR KINZIE PARK HOMEOWNERS ASSOCIATION RECORDED MAY 27, 1999 AS DOCUMENT NUMBER 99514088.

By the acceptance of this deed, the Grantee acknowledges and has actual notice of the nature of the area generally surrounding the Property, specifically the presence of manufacturing uses, heavy truck and train traffic and the loading and unloading of trucks and train cars occurring adjacent thereto and that properties adjacent to and across from the Property are classified within a manufacturing zoning district. The Grantee has notice of commercial traffic which uses adjacent streets and railroads and may do so at any time and further understands that the adjacent properties may be developed and used for manufacturing uses consistent with the regulations contained within the Chicago Zoning Ordinance.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Covenants, Conditions, Restrictions, Easements and By-Laws for Kinzie Park Tower Condominium Association and Declaration of Easements, Restrictions, Covenants and By-Laws for Kinzie Park Homeowners Association Declaration the same as though the provisions of said Declarations were recited and stipulated at length herein.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

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STATEMENT BY GRANTOR AND GRANTEE

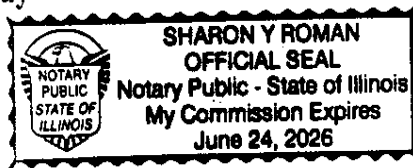
The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 28, 2022.

Signature: [Signature]
Grantor

Subscribed and sworn to before me
By the said Grantor's agent this 28 day
of October, 2022.

[Signature]
Notary Public



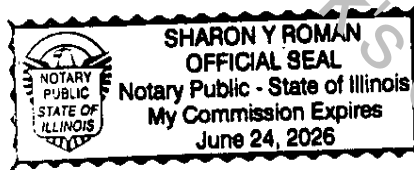
The grantee or its agent affirms that to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 October 28, ~~2019~~ ²⁰²².

Signature: [Signature]
Grantee

Subscribed and sworn to before me
By the said Grantee this 28 day
of October, 2022.

[Signature]
Notary Public



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 offence and 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.)