

UNOFFICIAL COPY



Doc# 2301334026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/13/2023 02:09 PM PG: 1 OF 4

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:

3022-3044 W. Madison Street
Chicago, Illinois 60612

and legally described as:

Lots 76 through 86 in Reed and Miner Subdivision of lot 24 and the South 1/2 of lot 23 in David S. Lee and Others Subdivision of the Southwest 1/4 of Section 12, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number:

16-12-329-030-0000; 16-12-329-031-0000; 16-12-329-034-0000
16-12-329-035-0000; 16-12-329-036-0000; 16-12-329-037-0000
16-12-329-038-0000, 16-12-329-047-0000. 16-12-329-048-0000

Commonly Known as:

3022-3044 W. Madison Street
Chicago, Illinois 60612

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

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

M. Reza Baniassadi by 10-28-2022

Date Buyer, Seller, or Representative

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

as attorney in fact

REAL ESTATE TRANSFER TAX		13-Jan-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *



16-12-329-030-0000 | 20221101689352 | 1-212-805-968

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

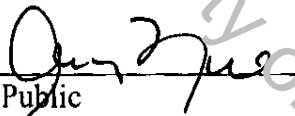
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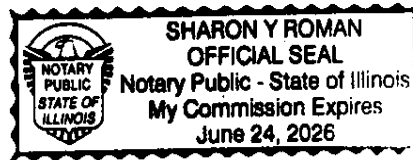
STATE OF ILLINOIS

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 June 24, 2026


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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STATEMENT BY GRANTOR AND GRANTEE

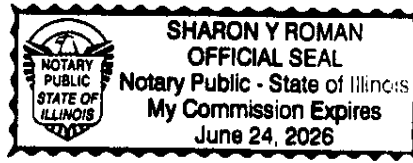
The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

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

[Handwritten Signature]
Notary Public



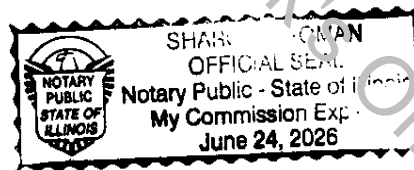
The grantee or its agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: [Handwritten Signature]
Grantee

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

[Handwritten 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.)

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

13-Jan-2023



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

16-12-329-030-0000

20221101689352

1-020-824-400