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QUIT CLAIM DEED ILLINOIS STATUTORY



230733402SD

Doc# 2307334028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/14/2023 11:42 AM PG: 1 OF 4

THE GRANTOR(S), **The Mohammad Hamed Ali Living Trust**, dated **October 15, 2012**, of 2528 W. Jerome Street Unit C, Chicago, in the County of Cook, the State of Illinois, for and in consideration of Ten Dollars and 00/100 Cents in hand paid, CONVEY(S) and Quit Claims the Grantors' whole interest to, **2528C Jerome LLC**, of 2501 Chatham Rd, Suite R, Springfield, IL 62704, a Limited Liability Company, organized under the state laws of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

Covenants, conditions and restrictions of record.

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): 10-25-429-049-0000

Address of Real Estate: 2528 W. Jerome Street Unit C, Chicago, IL 60645

Dated this 23 day of February, 2023.

Grantor: The Mohammad Hamed Ali
Living Trust, Dated October 15, 2012

REAL ESTATE TRANSFER TAX

14-Mar-2023



| | |
|-----------|------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

10-25-429-049-0000

20230301671739 | 1-402-294-480

REAL ESTATE TRANSFER TAX

14-Mar-2023



| | |
|----------|--------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

10-25-429-049-0000 | 20230301671739 | 0-804-884-688

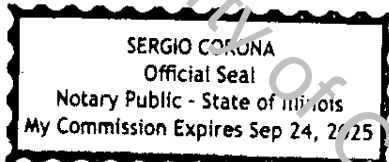
* Total does not include any applicable penalty or interest due.

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STATE OF Illinois)
)
 COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT The Mohammad Hamed Ali Living Trust, dated October 15, 2012, is personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23rd day of February, 2023.



[Signature]
 (Notary Public)

Mail To:

2528C Jerome LLC
 2501 Chatham Rd, Suite R
 Springfield, IL 62704

Name & Address of Taxpayer:

2528C Jerome LLC
 2501 Chatham Rd, Suite R
 Springfield, IL 62704

Prepared By:
 MOHAMMAD H. ALI
 2528 N JEROME ST #13
 Chicago, IL 60645

EXEMPT under provisions under provisions of Paragraph E Section 31-45, Property Tax Code. Date:

 Buyer / Seller Representative

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EXHIBIT "A"

PARCEL 1: THE NORTH 19.92 FEET OF THE SOUTH 75.34 FEET OF THE WEST 61 FEET OF THE EAST 126.85 FEET OF LOTS 4 TO 7 INCLUSIVE, TAKEN AS A TRACT, IN HOWARD-WESTERN PROPERTIES, BEING A RE-SUBDIVISION OF LOTS 1 AND 2 IN SAMUEL F. HILLMAN'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT STREETS) IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: GRANTOR ALSO HEREBY GRANTS TO THE GRANTEEES OR MORTGAGEES, ITS SUCCESSORS OR ASSIGNS AS EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE EASEMENTS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED OR REGISTERED IN THE RECORDER'S OR REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 17371330 AND GRANTOR MAKES THIS CONVEYANCE SUBJECT TO THE EASEMENTS AND AGREEMENTS RESERVED FOR THE BENEFIT OF ADJOINING PARCELS IN SAID DECLARATION, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO FOR THE BENEFIT OF THE REAL ESTATE ABOVE DESCRIBED AND ADJOINING PARCELS ALSO THE EASEMENTS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT NUMBER 17449500.

Commonly known as: 2528 W. Jerome Street Unit C, Chicago, IL 60645


PIN: 10-25-429-049-0000

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STATEMENT BY GRANTOR AND GRANTEE

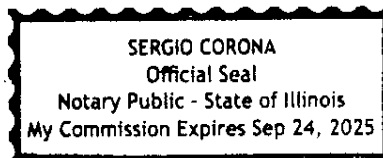
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 2/23/23

Signature 

Grantor: The Mohammad Hamed Ali
Living Trust, dated October 15, 2012


SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Mohammad Ali
THIS 23rd DAY OF February



NOTARY PUBLIC 

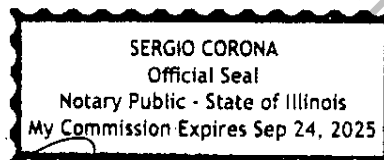
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 2/23/23

Signature 

Grantee: On Behalf of 2528C Jerome LLC

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Mohammad Ali
THIS 23rd DAY OF February



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 of 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.]