

UNOFFICIAL COPY

Doc#: 2307933288 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/20/2023 11:57 AM Pg: 1 of 4

Dec ID 20230201648313

QUIT CLAIM DEED

THE GRANTORS: EDWIN AMIR and NASSRIN AMIR, of the County of Cook, State of Illinois, for and in consideration of \$10.00, and other good and valuable considerations in hand paid,

CONVEY AND QUIT CLAIM to A&A INVESTMENT PROPERTIES, LLC, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

PIN NO. 16-20-224-005-0000

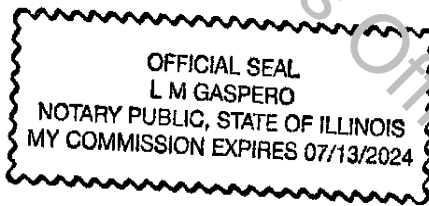
Property Address: 1517 S. Austin Blvd., Cicero, IL 60804

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

DATED this 31 DAY OF December, 2022.


EDWIN AMIR


NASSRIN AMIR



EXEMPT under provisions of Paragraph (e), Section 31-45, Property Tax Code.

Date: 10/31/2022

Buyer, Seller or Representative

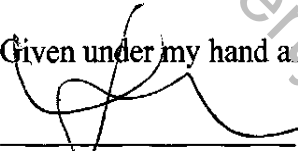
D W N T P	Town of Cicero	Address: 3517 S. AUSTIN BLVD	Real Estate Transfer Tax
		Fee:	\$50.00
		Date: 03/20/2023	Payment Type: Cash
		Stamp #: 2022-0464	Compliance #:
		By: [Signature]	Exempt:

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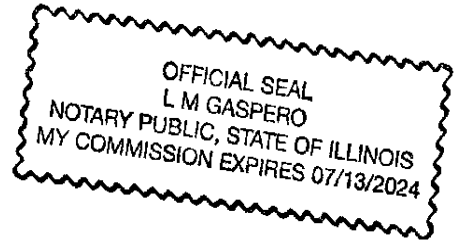
STATE OF ILLINOIS)
County of DePue) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT EDWIN AMIR and NASSRIN AMIR, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this (Seal)



Notary Public



My commission expires on 13th day of July, 2024

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

NAME & ADDRESS OF PREPARER AND WHEN RECORDED MAIL TO:
Gaspero & Gaspero, Attorneys at Law, P.C.
2001 Butterfield Rd., Suite 1022
Downers Grove, IL 60515

NAME & ADDRESS OF TAXPAYER:
A&A INVESTMENT PROPERTIES, LLC
36 Sheffield
Oak Brook, IL 60523

NAME & ADDRESS OF GRANTEE:
A&A INVESTMENT PROPERTIES, LLC
36 Sheffield
Oak Brook, IL 60523

Property of Cook County Clerk's Office

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Exhibit A

The South $\frac{1}{2}$ of the West $\frac{1}{2}$ of the South $\frac{1}{2}$ of Lot 2 in Block 15 in Mandell and Hyman's Subdivision of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 39 north, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12 | 31 | 20 22

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

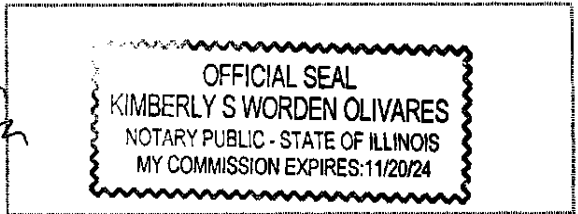
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): L M GASPERO

On this date of: 12 | 31 | 20 22

NOTARY SIGNATURE: [Signature]

Kimberly S. Worden Olivares
AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12 | 31 | 20 22

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): L M GASPERO

On this date of: 12 | 31 | 20 22

NOTARY SIGNATURE: [Signature]

Kimberly S. Worden Olivares
AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)