

UNOFFICIAL COPY

When Recorded Return To:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108



After Recording Return to:

Amrock
662 Woodward Avenue
Detroit, MI 48226

Doc# 2310125022 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/11/2023 10:17 AM PG: 1 OF 5

Instrument Prepared By:

Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Mail Tax Statements To:

Virginia Babayan and
Samson Babayan
4218 North Ozark Avenue
Norridge IL 60706

Tax Parcel ID Number:

12-13-305-029-0000

Order Number:

68342379

81820346 QUITCLAIM DEED 68342379-6168442
Rec 1st

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: John Shul, date 6-29-2022
VIRGINIA BABAYAN

Dated this 27th day of August, 2020. WITNESSETH, that, **VIRGINIA BABAYAN**, an unmarried woman, and **ANTRANIK BABAYAN**, a married man, whose addresses are 4218 North Ozark Avenue, Norridge, IL 60706 and 227 Stellar, Irvine, CA 92618, respectively, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **VIRGINIA BABAYAN**, an unmarried woman, and **SAMSON BABAYAN**, an unmarried man, not as tenants in common, but as joint tenants with right of survivorship, whose address is 4218 North Ozark Avenue, Norridge, IL 60706, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 4218 North Ozark Avenue, Norridge, IL 60706, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Number: 12-13-305-029-0000

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



PCL 68342379 QC101 01 01 04

NORRIDGE TRANSFER-PASSED
Cert. # 2022TS-1461
Issued By: MS Date: 3-27-23

S Y
P 5
S Y-1
SC
INT 14

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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor (1 of 2) on the date first written above.

Virginia Babayan
VIRGINIA BABAYAN

STATE OF ILL)
)
COUNTY OF COOK) ss.



I, THOMAS R KOPECKY, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that VIRGINIA BABAYAN, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 18 day of SEP 2020.

Thomas R. Kopecky
Notary Public
My Commission Expires: 5.9.24

618-203-40
When Recorded Return To:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

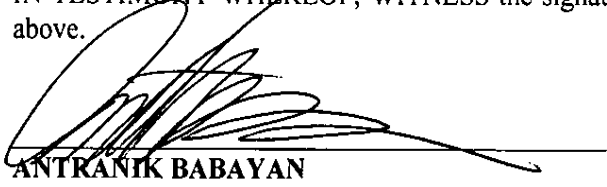


REAL ESTATE TRANSFER TAX		07-Apr-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
12-13-305-029-0000	20230301677402	1-637-975-248

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Attached to and becoming a part of Deed between VIRGINIA BABAYAN, an unmarried woman, and ANTRANIK BABAYAN, a married man, as Grantor(s), and VIRGINIA BABAYAN, an unmarried woman, and SAMSON BABAYAN, an unmarried man, as Grantee(s).


IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor (2 of 2) on the date first written above.

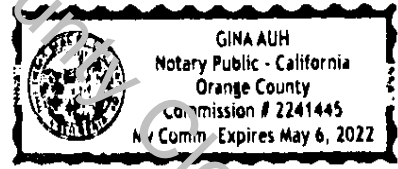

ANTRANIK BABAYAN

STATE OF California)
)
COUNTY OF Orange) ss.

I, Gina Auh, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ANTRANIK BABAYAN, 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 he/she/they signed, sealed and delivered the said instrument as his/hers/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 27th day of August 2020.


Notary Public
My Commission Expires: May 6, 2022



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EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

LOT 13 IN BLOCK 5 IN KINSEYS IRVING PARK HIGHLANDS, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 4218 North Ozark Avenue, Norridge, IL 60706

Assessor's Parcel No.: 12-13-305-029-0000



U07598110

1622 1/13/2021 81020346/1

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 9 | 18 | 2020

SIGNATURE: Virginia Babayan
GRANTOR or AGENT

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

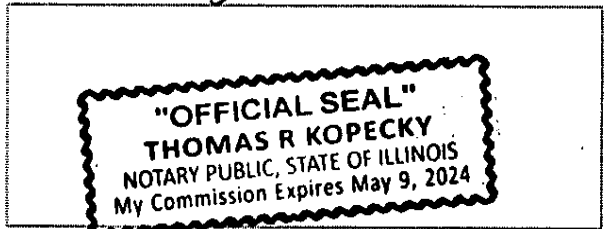
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Virginia Babayan

On this date of: 18 | SEPT | 2020

NOTARY SIGNATURE: [Signature]

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

DATED: 9 | 18 | 2020

SIGNATURE: Virginia Babayan
GRANTEE or AGENT

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

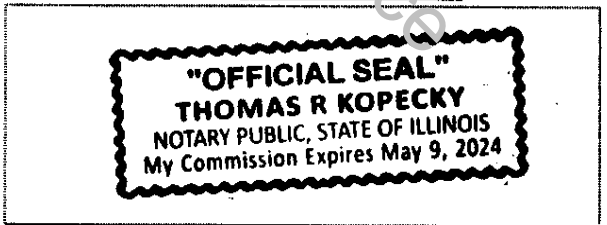
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Virginia Babayan

On this date of: 18 | SEPT | 2020

NOTARY SIGNATURE: [Signature]

[Signature]
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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)