

UNOFFICIAL COPY



QUIT CLAIM DEED Illinois Statutory Individual

The Grantor, M. Reza Baniassadi a/k/a Reza Baniassadi of 180 N. LaSalle St., Chicago, IL 60601, a divorced 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:

340 W. Superior Street
Parking Spot #1-08
Chicago, Illinois 60654

and legally described as:

See the attached Exhibit A hereto and made a part hereof

Address of real estate:


340 W. Superior Street,
Parking Spot #1-08
Chicago, Illinois 60654

Permanent Real Estate Index Number: 17-09-200-017-1123,

DATED this 3 day of April 2023

M. Reza Baniassadi, by & through his attorney
in fact. *S. Baniassadi*

M. Reza Baniassadi, by and through his attorney in fact
Sepehr Baniassadi

REAL ESTATE TRANSFER TAX		16-May-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-09-200-017-1123 | 20230401602344 | 0-400-585-424

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



Doc# 2313622030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/16/2023 12:19 PM PG: 1 OF 4

REAL ESTATE TRANSFER TAX		16-May-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

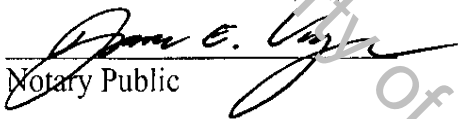
17-09-200-017-1123 | 20230401602344 | 0-470-971-088

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Certify that Sepehr Baniassadi as attorney in fact for and on behalf of M. Reza Baniassadi a/k/a Reza Baniassadi, who is personally known to me to be the true owner; and personally known to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged on behalf of such 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 5th day of April 2023.
Commission expires 7/1/2025


Notary Public



SEND RECORDED DOCUMENTS TO: SEND SUBSEQUENT TAX BILLS TO:

Sepideh Amir Savadkouhi
201 N. West shore Dr., Apt. #1607
Chicago, IL 60601

Sepideh Amir Savadkouhi
201 N. West shore Dr., 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

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. 14
Date 05/16/2023 Sign. Ani Savadkouhi

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

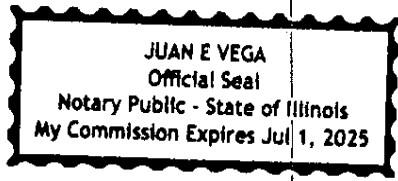
The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4 / 5 / 2023, ~~2022~~

Signature: [Handwritten Signature]
Grantor

Subscribed and sworn to before me
By the said Grantor, through his attorney in
fact this 5th day of April, 2022.23

[Handwritten Signature]
Notary Public



The grantee or her agent affirms that to the best of his 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 04/05/2023, ~~2019~~

Signature: [Handwritten Signature]
Grantee

Subscribed and sworn to before me
By the said Grantee this 5th day
of April, 2022.23

[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.)

UNOFFICIAL COPY**COOK COUNTY CLERK'S OFFICE****Karen A. Yarbrough, Cook County Clerk**

69 W. Washington, Chicago, IL 60602

Phone: 312.603.5640 Website: www.cookcountyclerk.com

March 31, 2023

PIN Legal**Legal Text**

340 WEST SUPERIOR CONDO PER DECLARATION DOC # 0020190306 & AMENDED PER DOC # 0020612615 and Further Amended per doc # 0334432049 and others:

THAT PART OF LOTS II, 12, 13, 14, 15 AND 16, BOTH INCLUSIVE, IN BLOCK 18 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

< EXCEPT THAT PART THEREOF LYING ABOVE ELEVATION 13.40 FT CITY OF CHICAGO DATUM AND LYING BELOW 30.07 FT CITY OF CHICAGO DATUM DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 89 DEGREES 48 MINUTES EAST ALONG THE SOUTH LINE OF SAID LOTS, 21.30 FEET; TO THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 22 MINUTES 32 SECONDS EAST, 46.12 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 42 SECONDS EAST, 26.38 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 17 SECONDS WEST, 11.16 FEET; THENCE ALONG THE ARC OF A CIRCLE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 13.85 FEET AND A CHORD LENGTH OF 13.96 FEET WHICH BEARS SOUTH 33 DEGREES 14 MINUTES 08 SECONDS EAST FOR AN ARC LENGTH OF 14.63 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 33 SECONDS EAST, 10.22 FEET; THENCE ALONG THE ARC OF A CIRCLE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 14.60 FEET AND A CHORD LENGTH OF 13.67 FEET WHICH BEARS SOUTH 35 DEGREES 08 MINUTES 23 SECONDS WEST FOR AN ARC LENGTH OF 14.23 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST, 1.76 FEET TO THE SOUTH LINE OF SAID LOTS; THENCE NORTH 89 DEGREES 48 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 26.37 FEET TO THE PLACE OF BEGINNING.>

ALSO

<EXCEPT THAT PART OF SAID LOTS LYING ABOVE ELEVATION 13.40 FT CITY OF CHICAGO DATUM AND LYING BELOW 30.07 FT CITY OF CHICAGO DATUM DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 129.60 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS WEST 75.42 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS EAST 1.64 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.81 FEET AND A CHORD LENGTH OF 11.68 FEET WHICH BEARS NORTH 30 DEGREES 03 MINUTES 14 SECONDS WEST, FOR AN ARC LENGTH OF 12.06 FEET; THENCE NORTH 44 DEGREES 09 MINUTES 07 SECONDS EAST, 4.07 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 08 SECONDS EAST, 3.38 FEET; THENCE NORTH 44 DEGREES 44 MINUTES 38 SECONDS EAST, 10.23 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 04 SECONDS WEST, 1.74 FEET; THENCE NORTH 45 DEGREES 29 MINUTES 12 SECONDS WEST, 6.57 FEET; THENCE ALONG THE ARC OF A CIRCLE CONCAVE WESTERLY HAVING A RADIUS OF 28.96 FEET AND A CHORD LENGTH OF 7.76 FEET WHICH BEARS NORTH 03 DEGREES 27 MINUTES 51 SECONDS EAST, FOR AN ARC LENGTH OF 7.78 FEET; THENCE SOUTH 89° 18' 14" E 12.33 FT; THENCE NORTH 45 DEGREES 10 MINUTES 24 SECONDS EAST 35.82 FEET; THENCE N00° 16' 47" E 17.47 FT; THENCE N 89° 31' 55" W 3.70 FT; THENCE N00° 28' 05" E 39.18 FT; THENCE S 89° 31' 55" E 15.15 FT; THENCE N 00° 28' 05" E 8.27 FT; THENCE S89° 48' 00" E 40.77 FT TO POB>