Quit Claim Deed in Trust (Illinois)

Doc# 2320157033 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 07/20/2023 01:04 PM PG: 1 OF 11

The GRANTORS, IMAD SALAMAH, MAJIDA M. AKHRAS, SALEH AKHRAS, ANWAR AKHRAS, AMIR AKHRAS, ANAS AKHRAS, EHAB AKHRAS, NOOR AKHRAS, and NARMEEN AKHRAS, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten & 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM unto, CHICAGO TITLE LAND TRUST COMPANY, Corporation of Illinois whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certair Trust Agreement dated January 19, 2023 and known as Trust Number 8002390836, the following described real estate situated in Cook Coutny, Illinois, to wit:

LOT 13 (EXCEPT THAT FART LYING WEST OF A STRAIGHT LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT, 14.40 FEET EAST OF THE NORTH WEST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID 14.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 13) AND ALL OF LOTS 14 AND 15 IN THE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RIGHT OF WAY OF CHICAGO AND SOUTH SIDE RAPID TRANSIT RAILWAY COMPANY) ACCORDING TO MAP OF SAID SUBDIVISION RECORDED IN BOOK 56 OF PLATS. PAGE 16, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 20-03-321-033-0000

Address(es) of Real Estate: 214

214-18 E. 47th St. Chicago, IL 60653

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON EXHIBIT A OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said Grantor(s) hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

2320157033 Page: 2 of 11

UNOFFICIAL COPY

Followy 2023.

Tolm. Imad M. Salamah

State of Illinois)

88.

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Imad M. Salamah, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before rue this day in person, and acknowledged that he/she signed sealed and delivered the said instrument as his/her 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 seal, this 10th Gay of February, 2023.

Commission expires: 4-29-23

Debourd Robert

C/ort's Orrica



REAL ESTATE TRANSFER TAX		20-Jul-2 023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-03-321-033-0000	20230701665828	0-546-017-744

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

REAL ESTATE TRA	ANSFER 1	ΓAX	20-Jul-2023
		COUNTY:	0.00
	ILLINOIS:	0.00	
		TOTAL:	0.00
20-03-321-033	-0000	20230701665828	1-975-620-048

2320157033 Page: 3 of 11

UNOFFICIAL CO

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal this 10, day of Februar, 2023.

Majida M. Akhras

State of Illinois

88.

County of Cook 1

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Majida M. Akhras, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before rice this day in person, and acknowledged that he/she signed sealed and delivered the said instrument as his/her free an (v) luntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 10th day of February, 2023.

4-29-23

C/OPTS OFFICE

DEBORAH L ROBERTS OFFICIAL SEAL lotary Public, State of Illinois My Commission Expires April 29, 2023

2320157033 Page: 4 of 11

UNOFFICIAL CO

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal this Saleh Akhras State of Illinois County of Cook 1. the undersigned, 7 Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Saleh Akhras, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed sealed and delivered the said instrument as his/her 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 seal, this 10th day c. Floruary 2023.



2320157033 Page: 5 of 11

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal this 10, day of FEBRUARY, 2023. Anwar Akhras
State of Mioscour)
County of ST LOVE) ss.
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anwar Akhras, personally known to me to be the person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he/she signed sealed and delivered the said instrument as his/her 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 seal, this <u>IO</u> day of <u>FEBRUARY</u> , 2023.
Commission expires: 4/11/2023 Cotherine Kei Frue Notary Public
NOTARY SEAL NOTARY SEAL Saint Louis Scient Louis Scien

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal this 11, day of February, 2023.

State of $\frac{1}{1000}$ (County of $\frac{1}{1000}$)

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ehab Akhras, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed sealed and delivered the said instrument as his/her 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 seal, this 10th day of February, 2023.

Commission expires: 4-29-23

Debound-Webster Notary Public

Clart's Office

DEBORAH L ROBERTS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 29, 2023

2320157033 Page: 7 of 11

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor at	foresaid has hereunto set hand and seal this, day of
State of ILLINOIS	
County of <u>COCit</u> ss.	
I. the undersigned, a Fotary Public in and	for said County, in the State aforesaid, DO HEREBY CERTIFY
appeared before me this day in person, and ac	the person whose name is subscribed to the foregoing instrument cknowledged that he/she signed sealed and delivered the said he uses and purposes therein set forth, including the release and
Given under my hand and seal, this day o	FEBRUARY, 2023.
Commission expires: 06/02/2025	Notary Public J Whitton
	JETSERY M WHITTON Official Seal Notary Public State of Illinois My Commission Expires Jun 2, 2025

2320157033 Page: 8 of 11

UNOFFICIAL CO

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal this 10, day of

88.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anas Akhras, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed sealed and delivered the said instrument as his/her free and volunter; act, for the uses and purposes therein set forth, including the release and

waiver of the right of homestead.

Given under my hand and seal, this 1011 day of February 2023.

Clert's Office

DEBORAH L ROBERTS OFFICIAL SEAL lotary Public, State of Illinois My Commission Expires April 29, 2023

2320157033 Page: 9 of 11

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal this 10th, day of February, 2023.

Noor Akhras

State of 11 nois

County of ______

88.

I, the undersigned, polotary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Noor Akhras, personally frown to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed sealed and delivered the said instrument as his/her 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 seal, this 10th day of February, 2023.

Commission expires: 4-29-23

Notary Public

DEBORAH L ROBERTS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 29, 2023

2320157033 Page: 10 of 11

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor aformation and the compact of the	oresaid has hereunto set hand and seal this 11th, day of Narmeen Akhras
State of New Drsey	
County of Passic) ss.	
that Narmeen Akhras, personally known to me t instrument, appeared before modified ay in person,	for said County, in the State aforesaid, DO HEREBY CERTIFY to be the person whose name is subscribed to the foregoing and acknowledged that he/she signed sealed and delivered the for the uses and purposes therein set forth, including the release
Given under my hand and seal, this 1 any of	February . 2023.
Commission expires: August 3, 2023	Notary Public LUIS I. ORTUNO-RIVERO NOTARY PUBLIC STATE OF NEW JERSEY ID # 50087630 MY COMMISSION EXPIRES AUG. 8, 2023
This instrument prepared by: Law Offices of Kulas &	& Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622
Mail to:	Send subsequent tax bills to:
Chi. This is a	
Chicago Title Land Trust Company 10 S. LaSalle St., Ste. 2750	CT Trust #8002390824
Chicago, IL 60603	4732 N. Sayre Ave. Harwood Heights, IL 60706

Harwood Heights, IL 60706

2320157033 Page: 11 of 11

UNOFFICIAL COPY

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 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 Fearmy 10,2023	Signature: Kahauhh	
	Grantor	OFFICIAL SEAL
Subscribed an J sworn to before me		MAGDALENA CYBULSKA-HILDEBRAND
by the said Parist		NOTARY PUBLIC, STATE OF ILLINOIS
dated FERRINGY IV 2023	<u>_</u> .	MY COMMISSION EXPIRES: 5/21/2025
Notary Public Wayawama ()	busen Wildlamad	

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

Subscribed and sworn to before me by the said Agent dated February 10, 2623

Notary Public Wagdalane Cybolan - Middladd

Signature: Agent OFFICIAL SEAL MAGDALENA CYBULSKA-HILDEBRAND NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 5/21/2025

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 offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.