

# UNOFFICIAL COPY

Doc#. 2322206016 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/10/2023 08:12 AM Pg: 1 of 8

**After recording, mail document to:**

ZMA Legal  
500 Lake Cook Road, Suite 350  
Deerfield, Illinois 60015

Dec ID 20230801688825  
ST/CO Stamp 0-602-872-272  
City Stamp 1-139-743-184

**This instrument was prepared by:**

ZMA Legal  
500 Lake Cook Road, Suite 350  
Deerfield, Illinois 60015

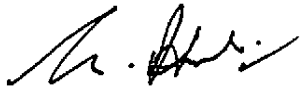
## QUIT CLAIM DEED

THE GRANTORS, **MIR M.A. HASHIMI AND SYEDA HASHMI**, married to each other, of 7420 NORTH TALMAN AVENUE, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, for the consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, do hereby remise, release, convey and quit claim to THE GRANTEE, **HASHMI FAMILY TRUST DA FED JULY 12, 2023**, of 7420 NORTH TALMAN AVENUE, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, all right, title and interest in the following described real estate, situated in the County of Cook, in the State of Illinois, to-wit:

[SEE EXHIBIT A FOR LEGAL DESCRIPTION]

Commonly known as: 7420 North Talman Avenue, Chicago, Illinois 60645  
Permanent Index Number: 10-25-413-016-0000

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



**MIR M.A. HASHIMI**



**SYEDA HASHMI**

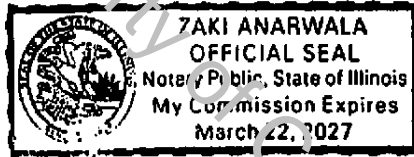
Dated this 12th day of July, 2023

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STATE OF ILLINOIS                    }  
  }  
  } SS  
COUNTY OF LAKE                    }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MIR M.A. HASHMI AND SYEDA HASHMI, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of July, 2023



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

Exempt under provisions of Paragraph E, Section 4, Illinois Real Estate Transfer Tax Act.

July 12, 2023  
Date

*[Handwritten Signature]*  
\_\_\_\_\_  
Grantor or Representative

### TRUSTEE ACCEPTANCE

The Grantee, ZUBAIR ALI HASHMI, as Trustee under the provisions of a trust dated the 12th day of July, 2023, hereby acknowledges and accepts this conveyance into the said trust.

ZUBAIR ALI HASHMI,  
Trustee                    *[see next page]*

Mail property tax bill to:  
The Hasmi Family Trust Trust  
7420 North Talman Avenue  
Chicago, Illinois 60645




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## EXHIBIT A

### LEGAL DESCRIPTION



THE SOUTH 36 FEET OF LOT 58, FIRST ADDITION TO BIRCHWOOD WEST IN THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7420 North Talman Avenue, Chicago, Illinois 60645  
Permanent Index Number: 10-25-413-016-0000

REAL ESTATE TRANSFER TAX		06-Aug-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
10-25-413-016-0000   20230801688825   1-139-743-184		
* Total does not include any applicable penalty or interest due.		

THIS INSTRUMENT FILED FOR RECORD BY ALLIANCE TITLE CORPORATION AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO IT'S EXECUTION OR AS TO THE EFFECT UPON TITLE.

ALLIANCE TITLE CORPORATION.

REAL ESTATE TRANSFER TAX		06-Aug-2023
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
10-25-413-016-0000   20230801688825   0-602-072-272		

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## TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge, or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and on any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases on any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity, or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person including the Recorder of the aforesaid county relying on or claiming under any such conveyance, lease, or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding on all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

This conveyance is made on the express understanding and condition that neither **ZUBAIR ALI HASHMI**, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment, or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby

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irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails, and proceeds thereof as aforesaid, the intention hereof being to vest in said **HASHMI FAMILY TRUST DATED JULY 12, 2023** the entire legal and equitable title in fee simple, in and to all of the real estate above described.

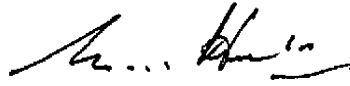
Property of Cook County Clerk's Office

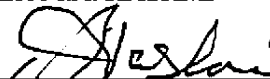
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## STATEMENT BY GRANTOR AND GRANTEE


The Grantors or their agent affirm that, to the best of their knowledge, the name of the Grantees shown on the Deed or Assignment of Beneficial Interest in land trust are either natural persons, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business or acquire and hold title to real estate in Illinois, or other entities recognized as persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 12, 2023

  
 \_\_\_\_\_  
 MIR M.A. HASHMI

  
 \_\_\_\_\_  
 SYEDA HASHMI

Subscribed and sworn to before me by the said MIR M.A. HASHMI and SYEDA HASHMI  
This July 12, 2023.

  
 \_\_\_\_\_  
 NOTARY PUBLIC



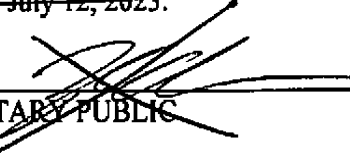
The Grantees or their agent affirm and verify that the names of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust are either natural persons, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business or acquire and hold title to real estate in Illinois, or other entities recognized as persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

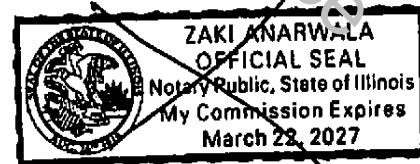
Dated July 12, 2023

*[see next page]*

\_\_\_\_\_  
 ZUBAIR ALI HASHMI

~~Subscribed and sworn to before me by the said ZUBAIR ALI HASHMI  
This July 12, 2023.~~

~~  
 \_\_\_\_\_  
 NOTARY PUBLIC~~



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantors or their agent affirm that, to the best of their knowledge, the name of the Grantees shown on the Deed or Assignment of Beneficial Interest in land trust are either natural persons, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business or acquire and hold title to real estate in Illinois, or other entities recognized as persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 12, 2023

\_\_\_\_\_  
MIR M.A. HASHMI

\_\_\_\_\_  
SYEDA HASHMI

Subscribed and sworn to before me by the said MIR M.A. HASHMI and SYEDA HASHMI  
This July 12, 2023.

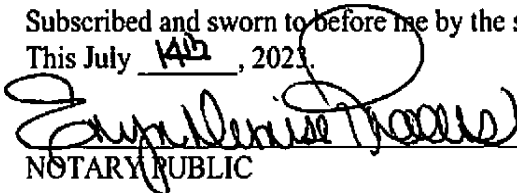
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NOTARY PUBLIC

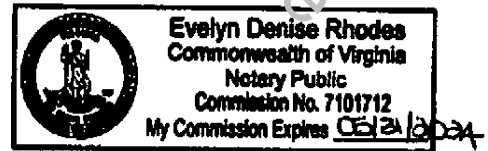
The Grantees or their agent affirm and verify that the names of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust are either natural persons, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business or acquire and hold title to real estate in Illinois, or other entities recognized as persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 12, 2023

  
\_\_\_\_\_  
ZUBAIR ALI HASHMI

Subscribed and sworn to before me by the said ZUBAIR ALI HASHMI  
This July 12, 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)