

# UNOFFICIAL COPY

**Quit Claim Deed  
Statutory  
(ILLINOIS)**

Doc#: 2324128100 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/29/2023 12:08 PM Pg: 1 of 4

Dec ID 20230801696519

City Stamp 0-888-109-520

THE GRANTOR(s): **NAFA HOLDINGS LLC**, an Illinois Limited Liability Company, of 9125 W. Emerson St., Des Plaines, IL, County of Cook, State of Illinois, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, **CONVEY(S) and QUIT CLAIM(S) PHD INVESTMENTS LLC**, an Illinois Limited Liability Company, of 953 N. Plum Grove Rd., Unit B, Schaumburg, IL 60173, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:


**See Attached Exhibit A – Legal Description**

**Address of Property: 3950 North Lake Shore Dr., Unit 1402, Chicago, IL 60613  
Permanent Index Number: 14-21-101-034-1057**

**SUBJECT TO** general real estate taxes for all past, current and subsequent years, and covenants, easements and restrictions of record.

**In Witness Whereof**, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 9<sup>th</sup> day of August, 2023.

  
\_\_\_\_\_  
**ASHRAF MEMON, PRESIDENT OF NAFA HOLDINGS LLC** (SEAL)

REAL ESTATE TRANSFER TAX	14-Aug-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

14-21-101-034-1057 | 20230801696519 | 0-888-109-520

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

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State of Illinois )  
 ) SS  
County of Cook )

I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that **ASHRAF MEMON**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 9<sup>th</sup> day of August, 2023.

\_\_\_\_\_  
Notary Public



Commission expires May 18, 2026

This instrument was prepared by:  
**MITCHELL SHANKS**  
Attorney at Law  
4323 West Irving Park Road, Suite 1B  
Chicago, IL 60641

MAIL TO:

**PHD INVESTMENTS LLC**  
953 N. Plum Grove Rd., Unit B,  
Schaumburg, IL 60173

SEND SUBSEQUENT TAX BILLS TO:

**PHD INVESTMENTS LLC**  
953 N. Plum Grove Rd., Unit B,  
Schaumburg, IL 60173

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## EXHIBIT "A" Property Description

Parcel 1:

Unit Number 1402 in 3950 N. Lake Shore Drive Condominium as Delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): that part of lots 10, 11 and 12 in Carson and Chytraus Addition to Chicago, being a subdivision of Block 1 in Equitable Trust Co's subdivision in Section 21, township 40 north, Range 14 east of the third principal Meridian, lying west of the line established by decree entered September 7, 1906, in case No. 274470, Circuit Court of Cook County, Illinois, entitled Charles W. Gordon and others against commissioners of Lincoln Park, in Cook County, Illinois, which survey is attached as exhibit 'A' to declaration of condominium ownership made by American National Bank and Trust Company of Chicago, as Trustee Under Trust Agreement dated November 30, 1954 and known as trust number 40420, recorded in the office of the recorder of Deeds, Cook County, Illinois, as document number 24014190; together with an undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units as defined and set forth in Said Declaration and Survey)

Also

Parcel 2:

Easement for the benefit of parcel 1 as created by the easement agreement dated April 23, 1969, recorded April 23, 1969, as document number 20820211 made by and between American National Bank and Trust Company of Chicago, trust No. 22719 and Exchange National Bank of Chicago, Trust No. 5174, for the purpose of ingress and egress over and across that part of the East 40 feet of vacated Frontier Avenue, as vacated by ordinance recorded as document number 20816506, lying west of lots 10, 11, and 12 in Carson and Chytraus addition to Chicago, aforesaid, which lies north of the South Line of lot 10 extended west and lies south of the North Line of lot 12 extended West, in Cook County, Illinois

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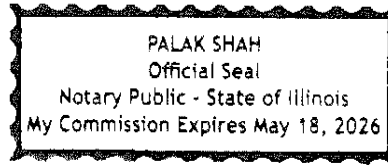
## STATEMENT BY GRANTOR AND GRANTEE

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 August 09, 2023

Signature: *Ashraf Meman*  
Grantor or Agent

Subscribed and sworn to before me  
by the said Ashraf meman  
this 9<sup>th</sup> day of Aug, 2023  
Notary Public *[Signature]*

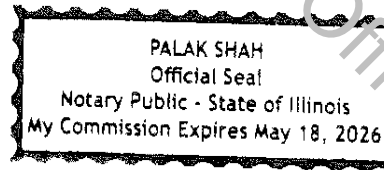


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated August 9, 2023

Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Hernant Shah  
This 9<sup>th</sup> day of Aug, 2023  
Notary Public *[Signature]*



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