

UNOFFICIAL COPY

Doc#. 2324941031 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2023 09:47 AM Pg: 1 of 4

Prepared by/
Please return to:
Armand Mani and Aurora Mani
7525 W. Lawrence Ave, Unit #205
Harwood Heights, IL 60706

Dec ID 20230801613583
ST/CO Stamp 0-439-473-616

Send subsequent tax bill to:
Armand Mani and Aurora Mani
7525 W. Lawrence Ave, Unit #205
Harwood Heights, IL 60706

QUIT CLAIM DEED Statutory (Illinois)

THE GRANTORS, Agim Mani and Natasha Mani, a married couple, of 7525 W. Lawrence Ave, Unit 205, Harwood Heights, County of Cook, State of Illinois for the consideration of Ten and no/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS TO Armand Mani and Aurora Mani, a married couple, of 7525 W. Lawrence Ave, Unit 205, Harwood Heights, IL 60706 as tenants by the entirety with rights of survivorship the real estate situated in County of Cook, Illinois, commonly known as 7525 W. Lawrence Ave, Unit 205, Harwood Heights, Illinois 60706 legally described as:

See attached

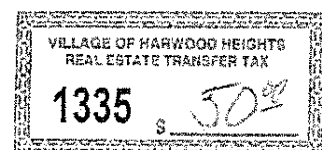
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tract or Parcel I.D. No: 12-13-201-028-1005

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

4/22/23
R

DATED this: 22 day of April, 2023



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Agim Mani (SEAL)
Agim Mani

Natasha Mani (SEAL)
Natasha Mani

Quit Claim Deed
Page 2 of 2

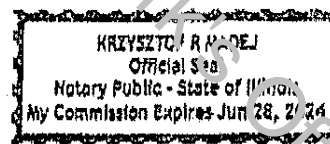
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that, Agim Mani and Natasha Mani, both personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 22 day of April, 2023.

Commission expires 06.28. 20224

Krzysztof R. Madej
Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or his/her/their agent affirms that, to the best of his/her/their knowledge, the name of the grantee(s) 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 real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 04/22/2023

Signature: Agim Mani AGIM MANI (Grantor)

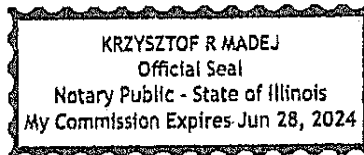
Signature: Natasha Mani NATASHA MANI (Grantor)

Subscribed and sworn to before

Me by the said AGIM MANI AND NATASHA MANI

this 22nd day of APRIL, 2023

Notary Public [Signature]



The grantee(s) or his/her/their agent affirms and verifies that the name of the grantee(s) 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 real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 04/22/2023

Signature: Armand Mani ARMAND MANI (Grantee)

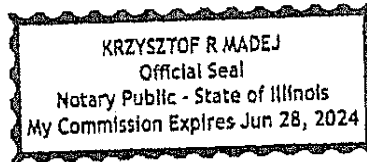
Signature: Aurora Mani AURORA MANI (Grantee)

Subscribed and sworn to before

Me by the said ARMAND MANI AND AURORA MANI

this 22nd day of APRIL, 2023

Notary Public [Signature]



Note: Any person who knowingly submits 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.

(Attached 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.)

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EXHIBIT "A"

LEGAL DESCRIPTION

Unit 205, in La Residencia Elegante Condominium as delineated on survey of the following described parcel of real estate (hereinafter referred to as Parcel): Starting at the North West corner of the East 1/2 of the North West 1/4 of the North West 1/4 of the North East 1/4 of Section 13, Township 40 North, Range 12, East of the Third Principal Meridian, running thence South along the West line of the East 1/2 of the North West 1/4 of the North West 1/4 of the North East 1/4 of Section 13, a distance of 50.05 feet to the point of beginning, thence continuing South along said West line, a distance of 125 feet, more or less, to the North West corner of Lot 6 in T. J. Origer's Subdivision of part of the North East 1/4 of Section 13, Township 40 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded July 17, 1964, in the Office of the Recorder of Deeds in Cook County, Illinois, as Document Number 19188047; thence East along the North line of Lots 6, 5, and part of Lot 4 in said Origer's Subdivision, a distance of 165 feet, more or less to the West line of Lot 2 in said Origer's Subdivision, thence North along the West lines in Lots 2 and 1 in said Origer's Subdivision a distance of 125 feet, more or less, to the North West corner of said Lot 1 in Origer's Subdivision, thence West a distance of 165 feet, more or less, to the point of beginning, in Harwood Heights, Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds, of Cook County, Illinois, as Document Number 23335148; together with an undivided 2.45 per cent 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) in Cook County, Illinois.

Property Address: 7525 W. Lawrence, Unit-205, Harwood Heights, IL 60706

P.L.N. 12-13-201-028-1005