

P.2

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2325008020

Doc# 2325008020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/07/2023 10:11 AM PG: 1 OF 6

QUIT CLAIM DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

THE GRANTOR(S)

Jamal Khalilian and Mary J. Khalilian, husban and wife

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to

2425 W Cortez LLC

of 686 Manzanita Ln, Encinitas, CA 92024, of the County of San Diego, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached exhibit 'A'


Subject to covenants, conditions and restrictions of record, and real estate taxes due but not paid.

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

Permanent Real Estate Index Number(s): 16-01-415-014-0000

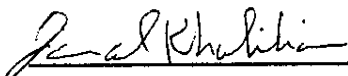
Address(es) of Real Estate: 2425 W Cortez, Chicago, IL 60622

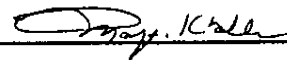
EXEMPT UNDER THE PROVISIONS OF SECTION 4, PARAGRAPH E OF THE REAL ESTATE TRANSFER ACT


Signed By: Buyer, Seller, or Agent

7/7/2023
Date

Dated this 7 day of July, 2023.


Jamal Khalilian


Mary J, Khalilian

Y
PG
SY-1
SCY
INTEK

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STATE OF Illinois COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Jamal Khalilian and Mary J Khalilian

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

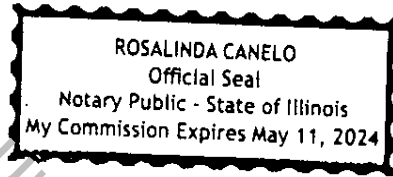
Given under my hand and official seal, this 7th day of July, 2023.

[Signature]

(Notary Public)

Prepared by:

Bush & Associates Legal Services, Ltd.
1033 E. State Street
Geneva, IL 60134



Mail to:

Bush & Associates
1033 E State St
Geneva, IL 60134

Name and Address of Taxpayer:

2425 W Cortez LLC
686 Manzanita Ln
Encinitas, CA 92024

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: July 7, 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

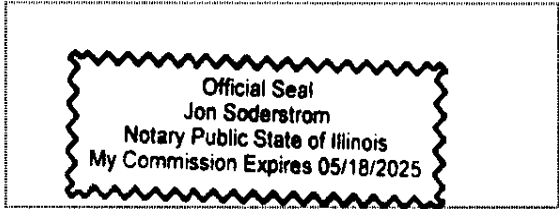
Jon Soderstrom

By the said (Name of Grantor): John P. Bush Agent

AFFIX NOTARY STAMP BELOW

On this date of: [Signature], 2023

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: July 7, 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

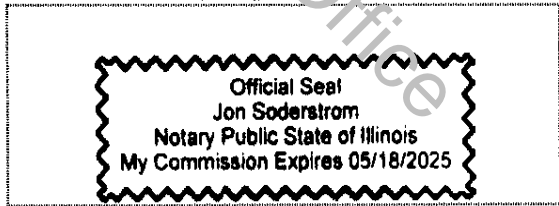
Jon Soderstrom

By the said (Name of Grantee): John P. Bush Agent

AFFIX NOTARY STAMP BELOW

On this date of: [Signature], 2023

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

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REAL ESTATE TRANSFER TAX

02-Aug-2023



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00

16-01-415-014-0000 | 20230701677060 | 0-437-840-336

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

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REAL ESTATE TRANSFER TAX

02-Aug-2023



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

16-01-415-014-0000

20230701677060

1-511-582-160

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LEGAL DESCRIPTION:

LOT 15 IN BLOCK 2 IN COUNSELMAN'S SUBDIVISION OF THE SOUTHEAST ¼
OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 39
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office