

UNOFFICIAL COPY

QUIT CLAIM DEED

MAIL TO:

Vathiar Wahid Investment LLC
c/o Vathiar Tazudeen
1211 S. Prairie Ave., #5005
Chicago, Illinois 60605



2329734049

Doc# 2329734049 Fee \$61.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/24/2023 03:21 PM PG: 1 OF 6

[The Above Space For Recorder's Use Only]

QUIT CLAIM DEED

THE GRANTOR, Deen Investment LLC, an Illinois limited liability company located in the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid,

CONVEY AND QUIT CLAIM to

Vathiar Wahid Investment LLC, 1211 S. Prairie Ave., #5005, Chicago, Illinois 60605.

of the County of Cook and the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION

PARCEL 1:

LOTS 8, 9 AND 10 (EXCEPT THAT PORTION OF SAID LOTS TAKEN BY THE CITY OF CHICAGO FOR WIDENING OF WESTERN AVENUE) IN BLOCK 19 IN NATIONAL CITY REALTY COMPANY'S FOURTH ADDITION TO ROGERS PARK MANOR, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 4 (EXCEPT THE NORTH 8 FEET THEREOF) AND LOT 5 IN BLOCK 19 IN NATIONAL CITY REALTY COMPANY'S FOURTH ADDITION TO ROGERS PARK MANOR, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE (EXCEPTING FROM SAID PREMISES THAT PART THEREOF TAKEN FOR WIDENING OF WESTERN AVENUE) IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 6 AND 7 (EXCEPT THE EAST 17 FEET OF SAID LOTS TAKEN FOR WIDENING OF WESTERN AVENUE) IN BLOCK 19 IN NATIONAL CITY REALTY COMPANY'S FOURTH ADDITION TO ROGERS PARK MANOR, BEING A SUBDIVISION OF THE EAST 1/2 OF THE

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SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

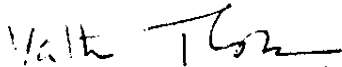
LOTS 1, 2 AND 3 AND THE NORTH 8 FEET OF LOT 4 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF WESTERN AVENUE) IN BLOCK 19 IN NATIONAL CITY REALTY COMPANY'S FOURTH ADDITION TO ROGERS PARK MANOR, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever.

Permanent Index Number(s): 10-36-226-030-0000, 10-36-226-031-0000, 10-36-226-032-0000, 10-36-226-033-0000, 10-36-226-034-0000, and 10-36-226-035-0000.

Property Address: 6834-6868 N. Western Ave., Chicago, Illinois 60645

Dated this 28 day of July, 2023



**Vathiar Tazudeen, Manager of
Deen Investment LLC**

REAL ESTATE TRANSFER TAX 24-Oct-2023



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

10-36-226-030-0000 | 20231001657487 | 0-229-506-00

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX



10-36-226-030-0000

20231001657487 | 0-599-063-504

24-Oct-2023
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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STATE OF ILLINOIS)
) SS.
County of Cook)

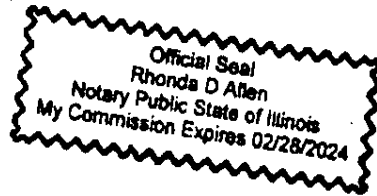
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT,

Vathiar Tazudeen, Manager of Deen Investment LLC, 1211 S. Prairie Ave., #5005, Chicago, Illinois 60605.

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as 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 notary seal, this 28 day of July, 2023.

Rhonda D. Allen
Notary Public



My commission expires on 2/28/2024.

Mail to:
Vathiar Wahid Investment LLC
c/o Vathiar Tazudeen
1211 S. Prairie Ave., #5005
Chicago, Illinois 60605

Cook County Clerk's Office

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Exempt under Real Estate Transfer Tax Law 55 ILCS 200/31-4*
sub par. 4 and Cook County Ord. 93-0-27 par. E

Date Oct. 24, 2023 Sign. Haasan Muhammad

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

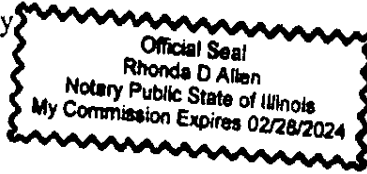
The grantor or his agent affirms that to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation of foreign corporation authorized to do business or acquire and hold title to real estate 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 28, 2023

Signature: *Valk T Sz*
Grantor or Agent

SUBSCRIBED AND SWORN TO before me by said Grantor this 28 day of July, 2023.

Rhonda D. Allen
Notary Public



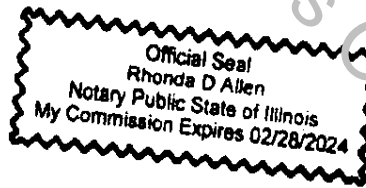
The grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation of foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 28, 2023

Signature: *Valk T Sz*
Grantee or Agent

SUBSCRIBED AND SWORN TO before me by said Grantees this 28 day of July, 2023.

Rhonda D. Allen
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I HASSAN MUHAMMAD being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Quit Claim Deed

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Deen Investment, LLC

(print name(s) of executor/grantor)

VATHIAR WAHID Investment

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

LEGAL REPRESENTATIVE / Agent

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Hassan A. Muhammad

Affiant's Signature Above

Oct. 24, 2023

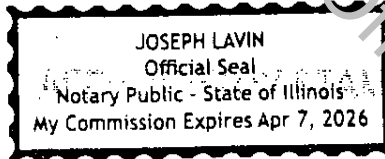
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

10/24/23

Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.