

UNOFFICIAL COPY

Doc#: 2331813021 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2023 09:54 AM Pg: 1 of 5

Dec ID 20231101668453

City Stamp 1-076-582-352

QUITCLAIM DEED

GRANTOR, QASIM R. RIZVI, a married man, joined by his spouse, SHAZIA RIZVI (herein, "Grantor"), whose address is 177 Willis Road, Sudbury, MA 01776, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, QASIM RAZA RIZVI AND SHAZIA RIZVI, TRUSTEES, or any successors in trust, under the QRS TRUST dated April 11, 2023 and any amendments thereto (herein, "Grantee"), whose address is 177 Willis Road, Sudbury, MA 01776, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1 E. 8th Street, Apt. 1018
Chicago, IL 60605

Permanent Index Number: 17-15-304-060-1141 &
17-15-304-060-1095

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(F) -- ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement hereinabove described.

In addition to all of the powers and authority granted to the trustees by the terms of said Agreement, full power and authority is hereby granted to the trustees to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, 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 at the present or in the future, and upon any terms and for any

When recorded return to:

QASIM RAZA RIZVI, TRUSTEE
SHAZIA RIZVI, TRUSTEE
177 WILLIS ROAD
SUDBURY, MA 01776

Send subsequent tax bills to:

QASIM RAZA RIZVI, TRUSTEE
SHAZIA RIZVI, TRUSTEE
177 WILLIS ROAD
SUDBURY, MA 01776

This instrument prepared by:

LEILA L. HALE, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

REAL ESTATE TRANSFER TAX

07-Nov-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-15-304-060-1095 | 20231101668453 | 1-076-582-352

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

UNOFFICIAL COPY

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 upon 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 property, 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 or title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning 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 the trustees 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 the trustees 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 the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustees, or be obliged or privileged to inquire into any of the terms of said agreement and every deed, trust deed, mortgage, lease or other instrument executed by the trustees in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust 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 said Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the trustees were 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 their predecessors in trust.

The interest of each and every beneficiary under said 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 other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary under said Agreement shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

UNOFFICIAL COPY

Dated this 24 day of OCTOBER, 2023.

GRANTOR

Qasim Rizvi
Qasim R. Rizvi

STATE OF MA
COUNTY OF MIDDLESEX

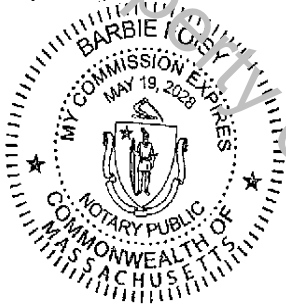
This instrument was acknowledged before me on 10/24/2023, by Qasim R. Rizvi.

[Affix Notary Seal]

Notary Signature: Barbie Fois

Printed name: Barbie Fois

My commission expires: May 19, 2028



GRANTOR

Shazia Rizvi
Shazia Rizvi

STATE OF MA
COUNTY OF MIDDLESEX

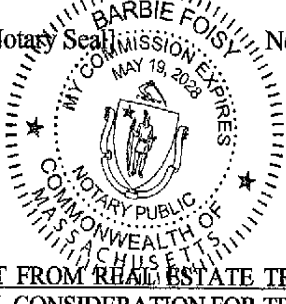
This instrument was acknowledged before me on 10/24/2023, by Shazia Rizvi.

[Affix Notary Seal]

Notary Signature: Barbie Fois

Printed name: Barbie Fois

My commission expires: May 19, 2028



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

H. Wathen
Signature of Buyer/Seller/Representative

11-2-23
Date

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

PARCEL 1: UNIT 1018 AND PARKING UNIT P-47 IN THE ONE PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0824931090 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL, MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF STORAGE UNIT 10A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0824931090, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED AS DOCUMENT NO. 0624118065, AMENDED BY DOCUMENT NO. 0701222056, INSPECTION EASEMENT RECORDED AS DOCUMENT NO. 0711649067, DECLARATION OF CONSTRUCTION AND ACCESS EASEMENTS, COVENANTS AND CONDITIONS RECORDED AS DOCUMENT NO. 0724149034, AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0824931089, IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

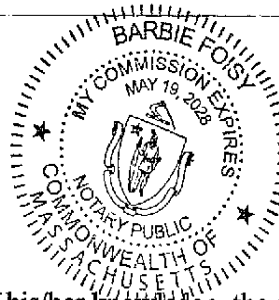
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 10/24/2023

Signature: *Osmin Rizvi*
Grantor or Agent

Subscribed and sworn to before me by the said OSMIN RIZVI this 24 day of OCTOBER, 2023.

Notary Public *Barbie Forsy*



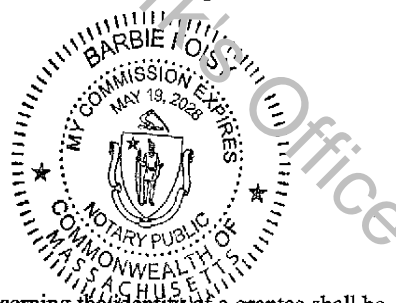
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 10/24/2023

Signature: *Osmin Rizvi*
Grantee or Agent

Subscribed and sworn to before me by the said SHAZIA RIZVI this 24 day of OCTOBER, 2023.

Notary Public *Barbie Forsy*



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 Act.)