

UNOFFICIAL COPY

Chicago Title

Acema 30072 73UB 1/1

QUIT CLAIM DEED

Doc#: 2332033269 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/16/2023 10:13 AM Pg: 1 of 3

Dec ID 20231101665587
ST/CO Stamp 1-074-788-304
City Stamp 1-422-987-216

Mail to:

Rubin & Izadi Law P.C.
3330 Dundee Rd., Suite C4
Northbrook, IL 60062

Send tax bill to:

Fariborz Ilkhchi
2410 W. Lexington Street
Chicago, IL 60612

THE GRANTOR(S),

NEGAR ILKHCHI AND FARIBORZ ILKHCHI, OR THEIR SUCCESSOR IN INTEREST, AS TRUSTEES OF THE NEGAR ILKHCHI 2016 TRUST, U/T/A DATED AUGUST 8, 2016

for and in consideration of \$10.00 Dollars and other good and valuable consideration in hand paid,

CONVEY(S) and QUIT CLAIM(S) TO:

FARIBORZ ILKHCHI, DIVORCED, NOT SINCE REMARRIED, all of the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Lots 16 To 20 Both Inclusive Taken As A Single Tract Of Land (Excepting From Said Tract The North 76.20 Feet Also Except That Part Of Said Tract Lying East Of A Line 50 Feet West Of And Parallel With The East Line Of Section 13, Township 39 North, Range 13, East Of The Third Principal Meridian), In Spafford And Fox's Subdivision Of The Northeast 1/4 Of The Northeast 1/4 Of The Southeast 1/4 Of Section 13, Township 38 North, Range 13, East Of The Third Principal Meridian, In Cook County Illinois

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): 16-13-407-069-0000

Address of Real Estate: 2410 W. Lexington Street, Chicago, IL 60612

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DATED this 28 day of October, 20 23

X



NEGAR ILKHCHI, TRUSTEE
OF THE NEGAR ILKHCHI 2016 TRUST U/T/A DATED AUGUST 8, 2016

X



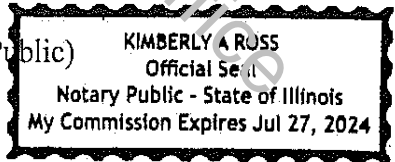
FARIBORZ ILKHCHI, TRUSTEE
OF THE NEGAR ILKHCHI 2016 TRUST U/T/A DATED AUGUST 8, 2016

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 **NEGAR ILKHCHI AND FARIBORZ ILKHCHI AS TRUSTEES OF THE NEGAR ILKHCHI 2016 TRUST U/T/A DATED AUGUST 8, 2016**, is/are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before 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.

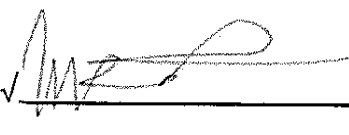
Given under my hand and official seal this 28th day of October, 20 23.

Kimberly A Ross (Notary Public)



Commission Expires:

I hereby declare that this deed represents a transaction exempt under provisions of paragraph e, section 4 of the Real Estate Transfer Act.

 10/28/2023

This instrument was prepared by RUBIN & IZADI LAW P.C., 3330 Dundee Road, C-4, Northbrook, Illinois 60062, #3796

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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 title to real estate under the laws of the state of Illinois.

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, 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.

DATE: Oct 28, 2023

DATE: Oct 28th 2023

X [Signature]
GRANTOR

X [Signature]
GRANTEE

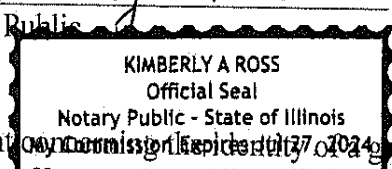
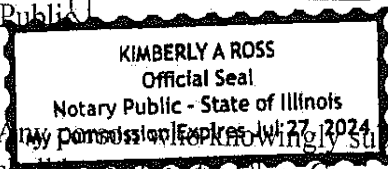
X _____
GRANTOR

Subscribed and Sworn to
before me this 28th
day of October, 2023

Subscribed and Sworn to
before me this 28th
day of October, 2023

Kimberly A Ross
Notary Public

Kimberly A Ross
Notary Public



NOTE: Any person or persons who knowingly submits a false statement on any commission expires July 27, 2024 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 provision of Section 4 of the Illinois Real Estate Transfer Tax Act.)