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24002220380

QUIT CLAIM DEED

Doc# 2400222038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/02/2024 04:20 PM PG: 1 OF 4

THE GRANTORS,

Samoona B. Abedi and Syed Abedi, wife and husband, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid,

CONVEY and QUIT CLAIM to **Chicagoland Investors Group LLC Third, an Illinois series limited liability company**, whose principal office address is P.O. Box 59005, Chicago, Illinois 60659, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

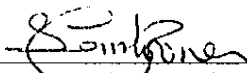
LOT 14 IN MAYFIELD, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 09-22-119-003-0000

Address of Real Estate: 2821 Dempster Street, Park Ridge, Illinois 60068

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

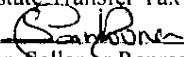
Dated this 22nd day of November, 20 23



Samoona B. Abedi



Syed Abedi

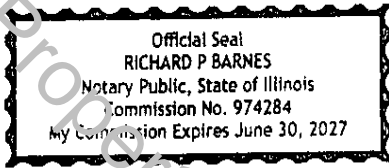
AFFIX TRANSFER TAX STAMP OR	
"Exempt under provisions of Paragraph <u> E </u> "	
Section 4, Real Estate Transfer Tax Act	
<u>11-22-23</u>	
Date	Buyer, Seller or Representative

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STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Samoona B. Abedi and Syed Abedi, personally known to me to be the same persons whose names 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 22 day of November, 2023.



[Handwritten Signature]
(Notary Public)

Prepared By: Brian G. Elman
Shimanovsky & Mescardini, LLP
205 West Randolph Street
Suite 1405
Chicago, Illinois 60606

Mail to:

Chicagoland Investors Group LLC
P.O. Box 59005
Chicago, Illinois 60659

REAL ESTATE TRANSFER TAX		02-Jan-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
09-22-119-003-0000	20240101006078	0-482-125-872

Name & Address of Taxpayer:

Chicagoland Investors Group LLC
P.O. Box 59005
Chicago, Illinois 60659

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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: 11 | 22 | 20 23

SIGNATURE:
GRANTOR or AGENT

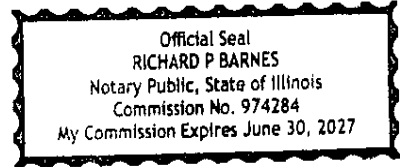
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Samoana B Abedi **AFFIX NOTARY STAMP BELOW**

On this date of: 11 | 22 | 20 23

NOTARY 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: 11 | 22 | 20 23

SIGNATURE:
GRANTEE or AGENT

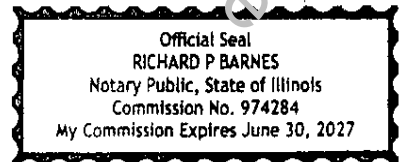
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Samoana B Abedi **AFFIX NOTARY STAMP BELOW**

On this date of: 11 | 22 | 20 23

NOTARY 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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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

p: (847) 318-5222 | transferstamp@parkridge.us | www.parkridge.us
505 Butler Pl, Park Ridge, Illinois 60068

Certificate # 23-001012

Pin(s)
09-22-119-003-0000

Address
2821 DEMPSTER ST

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax
\$25.00

Date
12/08/2023

Property of Cook County

X
Christopher D. Lipman
Finance Director