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Doc# 2401115022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/11/2024 02:13 PM PG: 1 OF 5



STATE OF ILLINOIS
COUNTY OF COOK

QUIT CLAIM DEED
THE GRANTOR(S),

Nehmat Elshafei and Bader Matarieh, husband and wife, of the Village of Orland Park, State of Illinois,

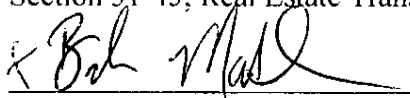
For the consideration of \$10.00, in hand paid,

CONVEY and QUIT CLAIM to: Nehmat Elshafei of 7413 W. 157th St., Orland Park, IL 60462, all interest in the following described real estate situated in the County of Cook in the State of Illinois and described as follows:

See attached Legal Description.

SUBJECT TO: Easements of Record and party-walls and party-wall agreements, if any; building, building line and use occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; roads, highways, streets, and alleys, if any; general real estate taxes for years not yet due and payable.

Exempt under the provisions of paragraph "E"
Section 31-45; Real Estate Transfer Tax Act.

 11-16-23
Grantor or Agent

REAL ESTATE TRANSFER TAX

29-Dec-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

27-13-408-013-0000

| 20231201804883 | 1-255-376-944

PIN: 27-13-408-013-0000

Property Address: 7413 W. 157th St., Orland Park, IL 60462

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Dated this 16 day of November 2023

X 

Nehmat Elshafei

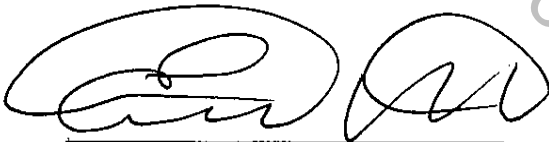
X 

Bader Matarieh

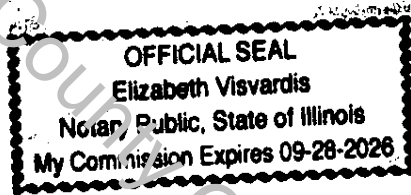
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Nehmat Elshafei** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me 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, if any.

Given under my hand and official seal, this 16 day of November 2023.



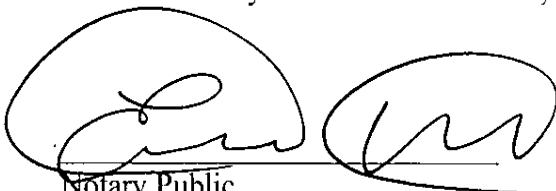
Notary Public



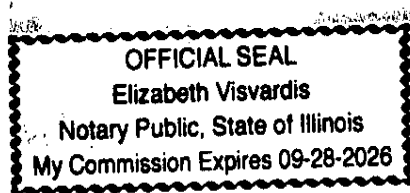
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Bader Matarieh** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me 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, if any.

Given under my hand and official seal, this 16 day of November 2023.



Notary Public



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This instrument was prepared by: Amy S. Ezeldin
Ezeldin Law Firm, P.C.
10125 S. Roberts Rd., Ste 101
Palos Hills, IL 60465

Mail recorded instrument to:
Nehmat Elshafei
7413 W. 157th St.
Orland Park, IL 60462

Mail future tax bills to:
Nehmat Elshafei
7413 W. 157th St.
Orland Park, IL 60462

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
119 W. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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CHICAGO, IL 60602-1387

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Legal Description

LOT 19 IN COLONADES SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 7413 W. 157th St., Orland Park, IL 60462

PIN: 27-13-408-013-0000

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
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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 | 16 | 2023

SIGNATURE: *[Signature]*
GRANTOR or AGENT
Bader Matarieh

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

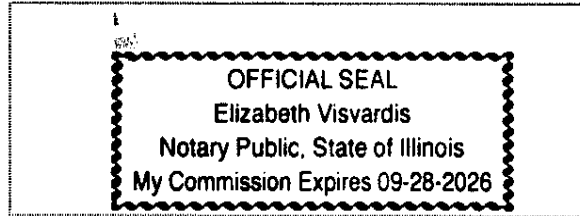
Subscribed and sworn to before me, Name of Notary Public: Elizabeth Visvardis

By the said (Name of Grantor): Bader Matarieh

On this date of: NOV | 16 | 2023

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



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 | 16 | 2023

SIGNATURE: *[Signature]*
GRANTEE or AGENT
Nehmat Elshafei

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

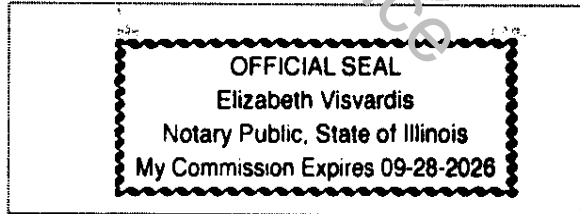
Subscribed and sworn to before me, Name of Notary Public: Elizabeth Visvardis

By the said (Name of Grantee): Nehmat Elshafei

On this date of: NOV | 16 | 2023

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



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)