

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Illinois Statutory



\*2404410035D\*

MAIL TO:  
OPTIMO GROUP LLC  
11501 S. Halsted Street  
Chicago, IL 60628

Doc# 2404410035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/13/2024 12:25 PM PG: 1 OF 3

NAME & ADDRESS OF TAXPAYER:  
OPTIMO GROUP LLC  
11501 S. Halsted Street  
Chicago, IL 60628

THE GRANTOR(S), OPTIMO MINI MART, INC., an Illinois Corporation for and in consideration of TEN and 00/100 DOLLARS (\$10.00) IN HAND PAID, CONVEY(S) and QUIT CLAIMS(S) to GRANTEE(S)....

OPTIMO GROUP LLC  
11501 S. Halsted Street  
Chicago, IL 60628

In fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side of this instrument for Legal Description), 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 said premises as fee simple. Subject to General taxes for 2022 and subsequent years, and covenants and restrictions of record.

Dated this 28 day of March 2023.

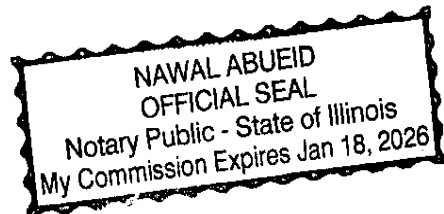
Yahya H. Abdallah  
OPTIMO MINI MART, INC.  
Yahya H. Abdallah, it's President

State of Illinois )  
                          )SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yahya H. Abdallah, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day, and acknowledged that he/they signed, sealed and delivered the instrument as his/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 notarial seal, this 28 day of March 2023.

Nawal M. Abueid  
Notary Public




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## LEGAL DESCRIPTION

Premises commonly known as: 11501 S. Halsted Street, Chicago, IL 60628



PERMANENT INDEX NUMBER: 25-21-300-029-0000

LOTS 46, 47, 48 AND THE NORTH 1/2 OF LOT 49 (EXCEPT FROM LOTS 46, 47, 48, AND THE NORTH 1/2 OF LOT 49 THAT PART WEST OF A LONG 50 FEET EAST AND PARALLEL WITH THE WEST LINE OF SECTION 21) IN SHARPSHOOTERS PARK SUBDIVISION OF PART OF SHARPSHOOTERS PARK, SAID PARK BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		13-Feb-2024
	CHICAGO:	0.00
	CTA:	1.50
	TOTAL:	1.50 *

25-21-300-029-0000 | 20240101624395 | 1-609-073-200

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

REAL ESTATE TRANSFER TAX		13-Feb-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-21-300-029-0000 | 20240101624395 | 1-740-128-816

### Cook Cook - State of Illinois Transfer Stamp

Exempt under provisions of paragraph E Section 4,  
Real Estate Transfer Act

Date: 3-28-2023



Signature of Buyer, Seller or  
Representative

# UNOFFICIAL COPY

## 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: 3 | 28 | 2023

SIGNATURE: *[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:

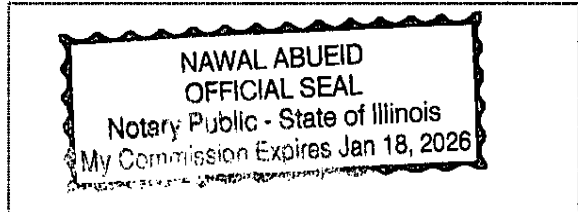
By the said (Name of Grantor): Yahya H. Abdallah

On this date of: 3 | 28 | 2023

NOTARY SIGNATURE: *[Signature]*

Nawal Abueid

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: 3 | 28 | 2023

SIGNATURE: *[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:

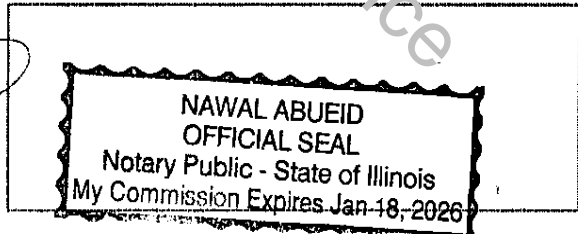
By the said (Name of Grantee): Yahya H. Abdallah

On this date of: 3 | 28 | 2023

NOTARY SIGNATURE: *[Signature]*

Nawal Abueid

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)**)