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Doc#: 2404433298 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/13/2024 04:17 PM Pg: 1 of 4

Dec ID 20240201631519

Exempt: 35 ILCS 200/31-45(e)

QUITCLAIM DEED

THE GRANTORS, **Eyad Izar and Naglaa Elskenydy**, of Palos Heights, Illinois, for and in consideration of Ten Dollars and Other Valuable Consideration in hand paid, convey and quitclaim to **Eyad Izar and Naglaa Elskenydy**, as Trustees of the **EYAD IZAR & NAGLAA ELSKENIDY JOINT REVOCABLE TRUST**, dated February 10, 2024, of 11732 Seagull Lane, Palos Heights, IL 60463, and all and every successor Trustee or Trustees, a complete and undivided interest in the following described Real Estate, to-wit:

LOT 37 IN PALOS POINT TOWNHOMES PLANNED UNIT DEVELOPMENT PLAT OF LOTS 3 THROUGH 8, BOTH INCLUSIVE, IN PALOS HEIGHTS CORPORATE CENTER, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax I.D. No. 23-24-300-265-0000

Which has the current address of
11732 Seagull Lane
Palos Heights, IL 60463

the portion of which is situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

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This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement 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 trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

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EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

[Signature]
2/10/2024

Dated February 10, 2024

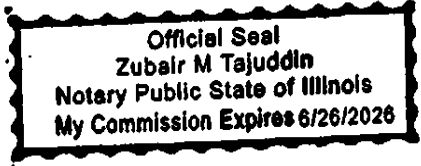
[Signature]
Eyad Izar
11732 Seagull Lane
Palos Heights, IL 60463

[Signature]
Naglaa Elskenidy
11732 Seagull Lane
Palos Heights, IL 60463

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, Zubair M. Tajuddin, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that **Eyad Izar and Naglaa Elskenidy** personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this February 10, 2024.



[Signature]

Notary Public

Mail Tax Statement To:
Return Documents To:
**EYAD IZAR &
NAGLAA ELSKENIDY
JOINT REVOCABLE TRUST**
Eyad Izar
Naglaa Elskenidy
11732 Seagull Lane
Palos Heights, IL 60463

This document was prepared by:

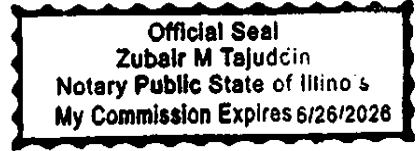
Zubair M. Tajuddin, Esq.
The Law Office of Tajuddin & Khan, P.C.
450 E. 22nd Street, Suite 150
Lombard, IL 60148
(630) 624-1396

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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 is a revocable living trust authorized to do business or acquire and hold title to real estate in Illinois under the laws of the state of Illinois.

Dated February 10, 2024



Eyad Izar

Eyad Izar
11732 Seagull Lane
Palos Heights, IL 60463

Naglaa Elskenidy

Naglaa Elskenidy
11732 Seagull Lane
Palos Heights, IL 60463

Zubair M Tajuddin
2/10/2024

The Grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of a beneficial interest is either a natural person or a revocable living trust and authorized to do business or acquire and hold title to real estate under the laws of the state of Illinois.

Dated February 10, 2024

Eyad Izar

Eyad Izar
11732 Seagull Lane
Palos Heights, IL 60463

Naglaa Elskenidy

Naglaa Elskenidy
11732 Seagull Lane
Palos Heights, IL 60463

Subscribed and sworn to before me by the said grantors and grantees on February 10, 2024.

Notary Public *Zubair M Tajuddin*



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.