

UNOFFICIAL COPY

Doc#: 2404741038 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2024 10:31 AM Pg: 1 of 6

Dec ID 20240201632028

City Stamp 0-472-007-216

Mail to:

Shafar Holdings, LLC, 6900 Kolmar Ave, Lincolnwood, IL 60712, USA

Name & Address of Taxpayer:

Shafar Holdings, LLC, 6900 Kolmar Ave, Lincolnwood, IL 60712, USA

Recorder's Stamp

Quitclaim Deed

Mateo Farzaneh, of Shafar Holdings BM, LLC, an Illinois corporation whose tax mailing address is 6900 N. Kolmar Ave, Lincolnwood, IL 60712, USA, (the "Grantor"), for and in consideration of 10.00 DOLLARS and other good and valuable considerations in hand paid, does hereby remise, and release, as well as quitclaims, unto Shafar Holdings, LLC, an Illinois corporation, whose tax mailing address is 6900 Kolmar Ave, Lincolnwood, IL 60712, USA, (the "Grantee") as the sole tenant, all right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook County, State of Illinois, to wit:

PIN 13-1 1-204-003-0000

LOT6 IN BLOCK 2 IN BRYN MAWR GARDENS SUBDIVISION OF LOT1 IN
SUBDIVISION BY CITY OF CHICAGO OF THE NORTH ½ OF SECTION 11,
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-11-204-003-0000

Property Address: 3247 W Bryn Mawr Ave, Chicago, IL 60659, USA

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DATED this 21 day of December, 2023.

Signed in the presence of:

Michelle Kapusta
Witness signature

Michelle Kapusta
Witness name

Shafar Holdings BM, LLC

Per. Mateo Farzaneh
Mateo Farzaneh

EXEMPT under provisions of Chapter 35 Section 200/31-45 E of the ILCS Property Tax Code.

Property of Cook County Clerk's Office

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Grantor Acknowledgement

STATE OF ILLINOIS

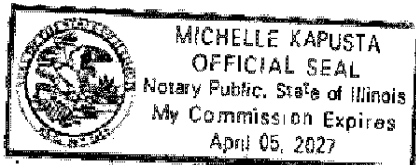
COUNTY OF Cook

I Michelle Kapusta certify that Mateo Farzaneh of Shafar Holdings BM, LLC, an Illinois corporation, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21 day of December, 2023.

Michelle Kapusta
Notary Public for the State of Illinois

(Seal)



My commission expires: April 05, 2027

Property of Cook County Clerk's Office

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Name & Address of Preparer:


Shafar Holdings BM, LLC, 6900 N. Kolmar Ave, Lincolnwood, IL 60712, USA

Property of Cook County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

13-1-2024-003-0000 | 20240201632028 | 0-472-007-216
 * Total does not include any applicable penalty or interest due.

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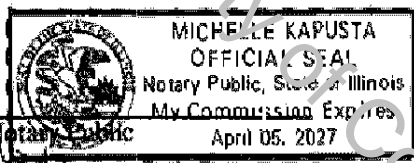
STATEMENT BY GRANTOR AND GRANTEE

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 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 12/21/2023, _____ Signature: *Mateo Farzaneh*
Grantor or Agent

Subscribed and sworn to before me by the
said Mateo Farzaneh
this 21 day of December
2023

Michelle Kapusta
Notary Public



State of IL
County of Cook

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, 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 12/21/2023, _____ Signature: *Mateo Farzaneh*
Grantee or Agent

Subscribed and sworn to before me by the
said Mateo Farzaneh
this 21

2023



December
State of IL
County of Cook

Michelle Kapusta
Notary Public

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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]