

UNOFFICIAL COPY

QUIT CLAIM DEED GENERAL

Doc#: 2405713299 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/26/2024 12:13 PM Pg: 1 of 5

Dec ID 20240201632742
ST/CO Stamp 1-165-709-872

AC000934WL

THE GRANTOR(S), REMOUN NAGY ROZEIK SHENOUDA, a married man, of Tinley Park, Illinois, for and in consideration of \$10.00 (TEN DOLLARS) in hand paid, convey(s) and quit claim(s) to, REMOUN NAGY ROZEIK SHENOUDA and MIRA WADIE MASOUD GOHAR, husband and wife, not as Joint Tenants, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of COOK in the State of Illinois, to wit:

SEE EXHIBIT A, ATTACHED.

SUBJECT TO: General real estate taxes for 2023 and subsequent years, covenants, conditions and restrictions of record, and building lines and easements.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 27-35-224-006-0000
Address of Real Estate: 17747 TULIP LANE
TINLEY PARK, ILLINOIS 60477

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

02/15/2024
Dated

Remoun Shenouda
Buyer, Seller or Representative

Dated this 15th day of February, 2024

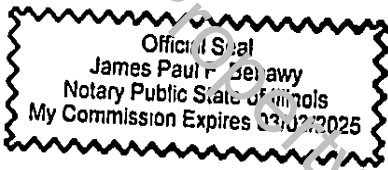
Remoun Shenouda
REMOUN NAGY ROZEIK SHENOUDA

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Remoun Nagy Rozeik Shenouda personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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 15th day of February, 2024



James Paul F. Bebaury (Notary Public)

Prepared By:

James Bebaury, JD, MBA
Bebaury Law, PC
621 Plainfield Road, Suite 201
Willowbrook, IL 60527

Mail To:

JAMES BEBAURY
BEBAWY LAW, PC
621 PLAINFIELD ROAD, SUITE 201
WILLOWBROOK, IL 60527

Name and Address of Taxpayer/Address of Property:

REMOUN NAGY ROZEIK SHENOUDA
17747 TULIP LANE
TINLEY PARK, ILLINOIS 60477

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EXHIBIT A

LEGAL DESCRIPTION

LOT 129 IN TIMBER EDGE UNIT III, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 215.00 FEET THEREOF) OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS COMMONLY KNOWN AS:

17747 TULIP LANE
TINLEY PARK, IL 60477

PIN #: 27-35-2240006-0000

Property of Cook County Clerk's Office

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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: 02 | 15 | 2024

SIGNATURE: Remon Shenouda
GRANTOR or AGENT

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

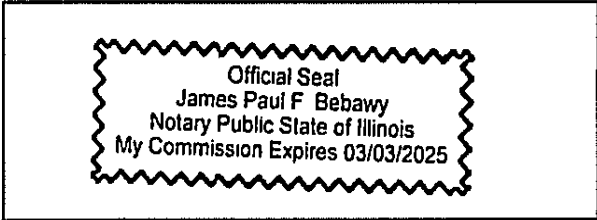
Subscribed and sworn to before me, Name of Notary Public: James Paul F. Bebawy

By the said (Name of Grantor): Remon Nagy Rozzik Shenouda

On this date of: 02 | 15 | 2024

NOTARY SIGNATURE: James Paul F. Bebawy

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: 02 | 15 | 2024

SIGNATURE: Remon Shenouda
GRANTEE or AGENT

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

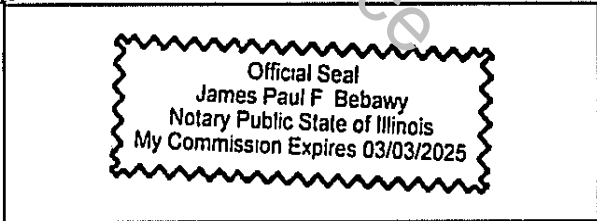
Subscribed and sworn to before me, Name of Notary Public: James Paul F. Bebawy

By the said (Name of Grantee): Remon Nagy Rozzik Shenouda

On this date of: 02 | 15 | 2024

NOTARY SIGNATURE: James Paul F. Bebawy

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)**)

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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)

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DATED: 02 | 15 | 2024

SIGNATURE: Roman Nagy Rozsik Shenoda
GRANTOR or AGENT

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

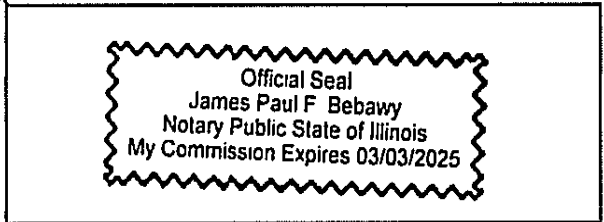
Subscribed and sworn to before me, Name of Notary Public: James Paul F. Bebawy

By the said (Name of Grantor): Roman Nagy Rozsik Shenoda

On this date of: 02 | 15 | 2024

NOTARY SIGNATURE: James Paul F. Bebawy

AFFIX NOTARY STAMP BELOW



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DATED: 02 | 15 | 2024

SIGNATURE: Mira Wahid Masoud Gohar
GRANTEE or AGENT

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

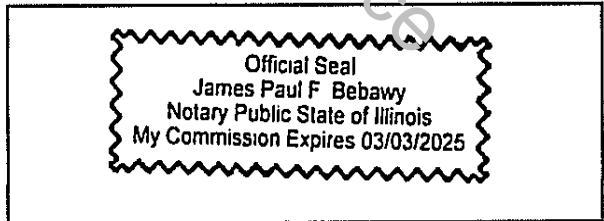
Subscribed and sworn to before me, Name of Notary Public: James Paul F. Bebawy

By the said (Name of Grantee): Mira Wahid Masoud Gohar

On this date of: 02 | 15 | 2024

NOTARY SIGNATURE: James Paul F. Bebawy

AFFIX NOTARY STAMP BELOW



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(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)