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QUITCLAIM DEED Tenants By The Entirety

THE GRANTOR:

**Sean Salehi, Manager
Sabalan LLC; 11 E. Walton,
3401 Series, a Delaware series
limited liability company**

Doc#: 2406709060 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/7/2024 12:00 AM Pg: 1 of 3

Dec ID 20240201626716
ST/Co Stamp 0-939-586-096 ST Tax \$0.00 CO Tax \$0.00
City Stamp 1-476-457-008 City Tax \$0.00

(The Above Space for Recorder's Use Only)

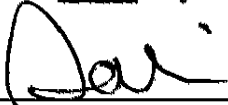
of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS and QUITCLAIMS to THE GRANTEEES:

**Sean Salehi and Mahtab Hariri Salehi, a married couple, as Tenants by the Entirety
11 E. Walton St., #3401, Chicago, IL 60661**

The following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See attached Exhibit "A" 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 property forever.

**Address: 11 E. Walton St., #3401, Chicago, IL 60611
Permanent Index Number: 17-03-209-027-1052**

DATED this 13 day of February, 2024.



(SEAL)

**Sean Salehi, Manager, Sabalan LLC; 11 E. Walton, 3401 Series
a Delaware limited liability company**

OFFICIAL SEAL
Elizabeth Koch
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/7/26

Impress Seal Here

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, aforesaid, DO HEREBY CERTIFY that

Sean Salehi

Personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 13th day of February, 2024.

Commission expires

February 7 2026


NOTARY PUBLIC

This instrument was prepared by: DANIEL F. HOFSTETTER, LTD., 161 N. Clark St., Suite 1600, Chicago, Illinois 60601.

UNOFFICIAL COPY**Exhibit "A"
Legal Description**

Address: 11 E. Walton St., #3401, Chicago, IL 60611
Permanent Index Number: 17-03-209-027-1052

Legal Description:**PARCEL 1:**

UNIT NO. 3401 IN THE ELYSIAN PRIVATE RESIDENCES CONDOMINIUM, AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE WEST 1/3 OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOTS 6, 7, 8, 9, 10 AND 11 IN THE SUPERIOR COURT PARTITION OF THE EAST 2/3 OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION AFORESAID, TOGETHER WITH THAT PART OF THE PUBLIC ALLEY DEDICATED BY INSTRUMENT RECORDED FEBRUARY 3, 1886 AS DOCUMENT NUMBER 688526 AND VACATED BY ORDINANCE RECORDED MAY 31, 2006 AS DOCUMENT 0615144102 IN BLOCK 12 AFORESAID, ALL TAKEN AS A TRACT, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 12 AFORESAID; THENCE SOUTH 0 DEGREES 15 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 111.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 99.95 FEET; THENCE NORTH 72 DEGREES 42 MINUTES 44 SECONDS EAST, 21.99 FEET TO A POINT ON THE MOST WESTERLY EAST LINE OF LOT 6 AFORESAID, SAID POINT BEING 7.55 FEET (AS MEASURED ALONG SAID EAST LINE) SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUING NORTH 72 DEGREES 42 MINUTES 44 SECONDS EAST, 15.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 AFORESAID; THENCE SOUTH 89 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG SAID WESTERLY EXTENSION, 0.70 FEET TO THE MOST EASTERLY SOUTHWEST CORNER OF LOT 8 IN SUPERIOR COURT PARTITION AFORESAID; THENCE CONTINUING SOUTH 89 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG THE SOUTH LINE OF LOTS 8 THROUGH 11 AFORESAID, 156.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11 AND THE EASTERLY TERMINUS OF THE HEREIN DESCRIBED LINE, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED 11/19/2009 AS DOCUMENT NO. 0932331019, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-19, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

Mail To:

Sean Salehi
11 E. Walton St., #3401
Chicago, IL 60611

Send Subsequent Tax Bills To:

Sean Salehi
11 E. Walton St., #3401
Chicago, IL 60611

Exempt Under Section 4 Paragraph E of the Real Estate Transfer Tax Act.

Date: 2/13/24

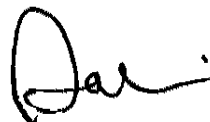
Sig.: 

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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 title to real estate under the laws of the State of Illinois.

Dated 2/13, 2024

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Sean Salehi
This 13th day of February, 2024
Notary Public Elizabeth Koch

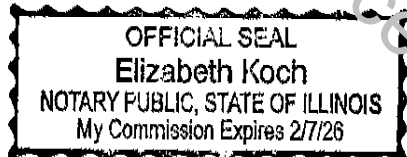


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 2/13, 2024

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Sean Salehi
This 13th day of February, 2024
Notary Public Elizabeth Koch



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.)