UNOFFICIAL COPY

Doc#, 2407120156 Fee: S107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/11/2024 12:16 PM Pg: 1 of 3

Dec ID 20240301645497

City Stamp 1-608-895-024 City Tax S0.00

Prepared by:

Lakada Law Group, LLC 4001 W. Devon Ave., Suite 312-C Chicago, Illinois 60646

Mail future tax bills to:

Albany Real Estate, LLC 6420 N. Longmeadow Ave Lincolnwood, IL 60712

Mail recorded instrument to:

Albany Real Estate, LLC 6420 N. Longmeadow Ave Lincolnwood, IL 60712

QUIT CLAIM DEED State of Illinois

The Grantor(s), ABDULAZIZ A. PATEL AND ANISHA A. PATEL, husband and wife married to each other, for and in consideration of ten and 90/100 dollars and of other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged. CONVEY and QUIT CLAIM unto Grantee ALBANY REAL ESTATE, LLC, a duly organized Illinois limited liability company, all interest in the following described real estate situated in the City of Chicago, County of Cook, and the State of Illinois:

LEGAL DESCRIPTION:

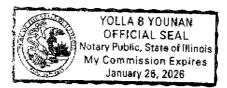
LOT 5 IN BLOCK 5 IN SPIKING'S ADDATION TO ALBANY PARK, BEING A SUBDIVISION OF PART OF BLOCKS 4 THROUGH 8 IN SPIKING'S SUBDIVISION THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINICIPAL MEXIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index NUMBER:		13-11-315-014-0010			
Address of Real Estate:		4914 N. Avers Tve	, Chicago,	Illinois 60625	
			17/2	THIS TRANSFER IS EXEMPT PURSUANT TO PARAGRAPH (E) OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).	
Signature:	Alpak ABDULAZIZ A. P	(Seal	<u>) </u>	Date: 02-26-24	
Signature:	ANISHA A. PATE	(Seal L, Grantor	<u>) </u>	Date: 07-2624	
State of Illinois)) SS.				
County of Cook) 55.)				

Subscribed and sworn in the State of Illinois, the County of Cook, I, the above named Grantors are personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of February, 2024

Notary Public



2407120156 Page: 2 of 3

UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

REAL ESTATE TRA	NSFER TAX	05-Mar-2024	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	
	00 20240301645497		
Total does not mole	ude any applicable pen	alty or interest due.	
	9.		
	9		
	Ox		
,			
	0) 4	
		4	
,			
		^{3}Ox	
		· ·	
			TA
			0,
			(),
			1)5.
			· (C-
			C/o/4's Office

2407120156 Page: 3 of 3

UNOFFICIAL COPY

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 ander the laws of the State of Illinois.

Dated 2-26-24 Signat	ure:
Subscribed and sworn to before me by the said ARD AZZ PATAL. dated 2-26-29	Grantor or Agenty YOLLA B YOUNAN OFFICIAL SEAL Notary Public, State of Itilinois My Commission Expires January 26, 2026
Notary Public 7/1/2	

The grantee or his agent affirms and venf. to 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.

Dated 2-26-24	Signature:Signature:
-	Y(L) A B YOUNAN OFFICIAL SEAL
Subscribed and sworn to before me by the said MAISHA A PARE	Notary Public, State of Illinois My Commission Expires
dated 2-26-29	January 26, 2026

Note: Any person who knowingly submits a false statement concerning the identity of a grace 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.