

UNOFFICIAL COPY



2407411024

QUITCLAIM DEED IN TRUST

THE GRANTORS, ABDULLAH SIDDIQUI and FARHAT SIDDIQUI, of the City of Lemont, County of Cook and State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and QUIT CLAIM to Abdullah Hussain Siddiqui and Farhat Nisa Siddiqui, Trustees, or their successors in interest, of the Siddiq Living Trust dated March 4, 2024, 107 Ruffled Feathers Drive, Lemont, IL 60439, County of Cook and State of Illinois, the following described Real Estate:

Doc# 2407411024 Fee \$77.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/14/2024 11:43 AM
PAGE: 1 OF 3

Above Space for Recorder's Use Only

UNIT 1604 AND Parking Unit P-495 in the 235 W. Van Buren Condominium, as delineated on a survey of the following described property:

That part of Lots 65, 66, 67, 68, 69, 70, 71, 72, 73 and 74 (taken as a tract) in Block 90 in School Section Addition to the City of Chicago, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document 0915934034, as amended from time to time, together with an undivided percentage interest in the common elements.

situated in the County of Cook, State of Illinois. The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number: 17-16-238-018-1048 and 17-16-238-018-1563
Common Address of Real Estate: 235 West Van Buren, Unit 1604
Chicago, IL 60607

Dated this 04 day of March, 2024

GRANTORS:


Abdullah Siddiqui (SEAL)


Farhat Siddiqui (SEAL)

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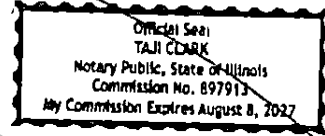
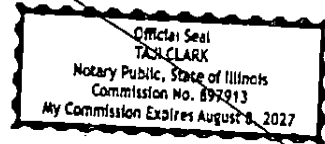
STATE OF Illinois)
COUNTY OF Cook)

I, Taji Clark, a Notary Public in and for said County and State, do hereby certify that Abdullah Siddiqui and Farhat Siddiqui, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, individually, 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 4 day of March, 2024

Taji Clark
Notary Public Signature

My Commission Expires: 08-08-2027



This instrument was prepared by:

Abdullah Siddiqui, 107 Ruffled Feathers Drive, Lemont, IL 60439

REAL ESTATE TRANSFER TAX		14-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-16-238-018-1048	20240301653691	1-629-485-316

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Abdullah Siddiqui
107 Ruffled Feathers Drive
Lemont, IL 60439

Abdullah Siddiqui
107 Ruffled Feathers Drive
Lemont, IL 60439

REAL ESTATE TRANSFER TAX		14-Mar-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-16-238-018-1048 | 20240301653691 | 1-178-720-816

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

Dated 3-4-24 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said _____,
dated 3-4-24.

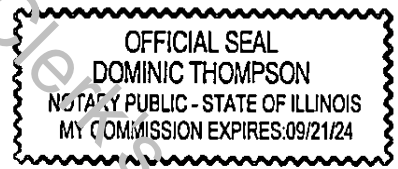


Notary Public [Signature]

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.

Dated 3-4-24 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said _____,
dated 3-4-24.



Notary Public [Signature]

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 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.