

# UNOFFICIAL COPY

Doc#: 2407820274 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/18/2024 2:09 PM Pg: 1 of 3  
Dec ID 20240201638210

## QUIT CLAIM DEED Statutory Illinois

Above Space for Recorder's use only

THE GRANTOR, **JAYAL AMIN**, a married man, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to GRANTEE, **WEST YOKOZUNA, LLC**, an Illinois limited liability company, having an address of 1900 E. Golf Road, Suite 1120, Schaumburg, IL 60173, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 8DD together with its undivided percentage interest in the common elements in Cross Creek Condominium as delineated and defined in the Declaration recorded as Document Number 25657760, in the West 1/2 of the Southeast 1/4 of Section 35, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 as set forth and defined in the Declaration recorded as Document Number 25155624.

Permanent Real Estate Index Number: 07-35-400-049-1052

Address of Real Estate: 677 Cross Creek Dr. ~~W~~, Unit 8DD, Roselle, IL 60172

THIS IS NOT A HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, the said GRANTOR have hereunto set their hands 18<sup>th</sup> day of February, 2024.

  
\_\_\_\_\_  
JAYAL AMIN

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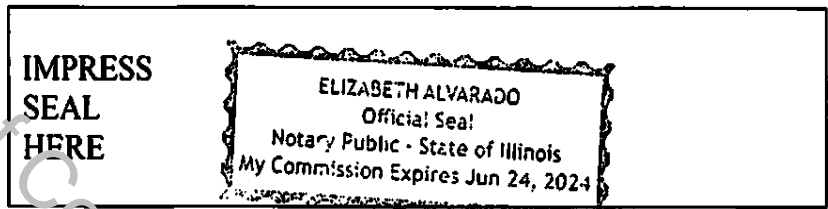
State of Illinois )  
 ) ss.  
County of DuPage )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that JAYAL AMIN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of February, 2024.

Commission expires June 24, 2024

Elizabeth Alvarado  
NOTARY PUBLIC



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

2/18/2024  
Dated

Jayal Amin  
Grantor, Grantee or Representative

This instrument was prepared by: \* Jayal Amin, Amin Law Offices, Ltd., 1900 E. Golf Road – Suite 1120, Schaumburg, IL 60173

<b>Mail To:</b>  WEST YOKOZUNA, LLC 1900 E. Golf Road – Suite 1120 Schaumburg, Illinois 60173	<b>Name and address of Taxpayer:</b>  WEST YOKOZUNA, LLC 1900 E. Golf Road – Suite 1120 Schaumburg, Illinois 60173
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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §56 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: 2 | 18 | 20

SIGNATURE: Jayal Amin  
GRANTOR or AGENT

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

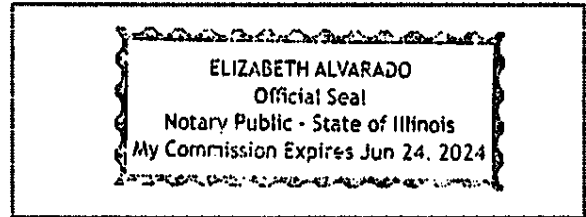
Subscribed and sworn to before me, Name of Notary Public: Elizabeth Alvarado

By the said (Name of Grantor): Jayal Amin

On this date of: 2 | 18 | 20 24

NOTARY SIGNATURE: Elizabeth Alvarado

#### 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: 2 | 18 | 20

SIGNATURE: Jayal Amin  
GRANTEE or AGENT

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

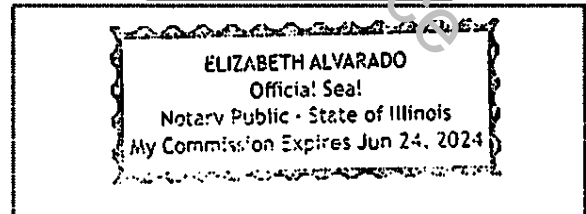
Subscribed and sworn to before me, Name of Notary Public: Elizabeth Alvarado

By the said (Name of Grantee): Jayal Amin

On this date of: 2 | 18 | 20 24

NOTARY SIGNATURE: Elizabeth Alvarado

#### 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)**