


UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX 16-May-2024

CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00
14-21-101-034-1057 | 20240501605247 | 1-497-007-408
* Total does not include any applicable penalty or interest due.

Doc#: 2413827131 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/17/2024 11:58 AM Pg: 1 of 4

Dec ID 20240501605247
ST/Co Stamp 0-360-236-336 ST Tax \$0.00 CO Tax \$0.00
City Stamp 1-497-007-408 City Tax \$0.00

QUITCLAIM DEED

REAL ESTATE TRANSFER TAX 16-May-2024

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00
14-21-101-034-1057 | 20240501605247 | 0-360-236-336

Space Above for Recorder's Use

Return Recorded Document To:

NAFA HOLDINGS LLC
9125 W. EMERSON ST
Des Plaines, IL 60016

Name & Address of Taxpayer:

NAFA HOLDINGS LLC
9125 W. EMERSON ST
DES PLAINES, IL 60016

THE GRANTOR(s) PHD INVESTMENTS LLC

of the City/Village of Schaumburg County of Cook State of Illinois

for and in consideration of \$10 Dollars, CONVEY and QUITCLAIM to

THE GRANTEE(s) NAFA HOLDINGS LLC,

(Grantee's address) 9125 W. Emerson St, IL 60016

of the City/Village of Des Plaines County of Cook State of Illinois

in the form of ownership: _____

(Sole Ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy 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 ATTACHED EXHIBIT A - Legal Description

(Note: If additional space is required for legal, attach on a separate 8½ x 11 sheet) Permanent

Index Number(s) P.I.N. 14-21-101-034-1057

Property Address 3950 North Lake Shore Dr., Unit 1402, Chicago, IL 60613

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(Note: If Grantor is also Grantee, you may want to strike Release and Waiver of Homestead Rights.)

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Dated this 6th day of March, 2024.

Signature(s) of Grantor(s):

[Signature]
PHD INVESTMENTS LLC
(Printed Name)

HEMANT SHAH, Managing member
(Printed Name)

STATE OF ILLINOIS }
 } SS
County of Lake }

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

Hemant Shah
is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

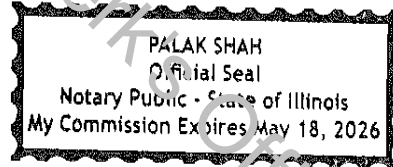
Given under my hand and notarial seal, this 6th day of March, 2024.

[Signature]
Notary Public

My commission expires May 18th, 2026.

Name & Address of Preparer:

ASHIRAF MEMON
9125 W. Emerson St
Des Plaines, IL 60016



Affix: State of Illinois / County Transfer Stamp

or

Exempt under 35 ILCS 200/31-45 paragraph ____

Section 4, Real Estate Transfer Act

Date: 03/06/2024

[Signature]
Signature of Buyer, Seller or Representative

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EXHIBIT "A" Property Description

Parcel 1:

Unit Number 1402 in 3950 N. Lake Shore Drive Condominium as Delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): that part of lots 10, 11 and 12 in Carson and Chytraus Addition to Chicago, being a subdivision of Block 1 in Equitable Trust Co's subdivision in Section 21, township 40 north, Range 14 east of the third principal Meridian, lying west of the line established by decree entered September 7, 1906, in case No. 274470, Circuit Court of Cook County, Illinois, entitled Charles W. Gordon and others against commissioners of Lincoln Park, in Cook County, Illinois, which survey is attached as exhibit 'A' to declaration of condominium ownership made by American National Bank and Trust Company of Chicago, as Trustee Under Trust Agreement dated November 30, 1954 and known as trust number 4042), recorded in the office of the recorder of Deeds, Cook County, Illinois, as document number 24014190; together with an undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units as defined and set forth in Said Declaration and Survey)

Also

Parcel 2:

Easement for the benefit of parcel 1 as created by the easement agreement dated April 23, 1969, recorded April 23, 1969, as document number 20820211 made by and between American National Bank and Trust Company of Chicago, trust No. 22719 and Exchange National Bank of Chicago, Trust No. 5174, for the purpose of ingress and egress over and across that part of the East 40 feet of vacated Frontier Avenue, as vacated by ordinance recorded as document number 20816906, lying west of lots 10, 11, and 12 in Carson and Chytraus addition to Chicago, aforesaid, which lies north of the South Line of lot 10 extended west and lies south of the North Line of lot 12 extended West, in Cook County, Illinois

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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: 03 | 06 | 2024

SIGNATURE: [Signature]
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: Elena Gallo

By the said (Name of Grantor): RHD Investments LLC

On this date of: 03 | 06 | 2024

NOTARY SIGNATURE: [Signature]

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: 03 | 06 | 2024

SIGNATURE: [Signature]
GRANTEE or AGENT

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

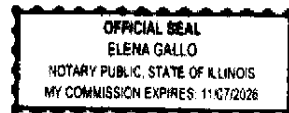
Subscribed and sworn to before me, Name of Notary Public: Elena Gallo

By the said (Name of Grantee): NAFA Holdings LLC

On this date of: 03 | 06 | 2024

NOTARY SIGNATURE: [Signature]

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)**)