

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2417318026 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/21/2024 9:28 AM Pg: 1 of 4

Dec ID 20240601633001  
ST/Co Stamp 1-388-543-280 ST Tax \$0.00 CO Tax \$0.00  
City Stamp 1-792-326-960 City Tax \$0.00

THE GRANTOR, FIZA FARRUKH, a single woman, of 233 E. Erie Street, #2102, Chicago, IL 60611, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, receipt whereof is hereby acknowledged, does hereby quit claim and convey unto grantees, FARRUKH JAVED and UZMA MAZHAR, husband and wife, of 1790 S 34<sup>th</sup> Street, Grand Forks, ND 58201, not as tenants in common, not as tenants by the entirety, but as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### PARCEL 1:

UNIT 2102 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF THE PROPERTY AND SPACE LYING ABOVE THE EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPROMISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14,

Exempt under the provisions of Paragraph e, Section  
4 of the Illinois Real Estate Transfer Act.  
Dated: May 22, 2024 By: [Signature]

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EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26017897, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 PF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

Permanent Real Estate Index Number: 17-10-203-027-1122  
Address of Real Estate: 233 E. Erie Street, #2102, Chicago, IL 60611

**SUBJECT TO:** General Real Estate Taxes for 2023 and subsequent years; acts done or caused by Grantee; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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

IN WITNESS WHEREOF, the said Grantor has caused her name to be signed to these presents this 22<sup>nd</sup> day of May, 2024.

  
\_\_\_\_\_  
FIZA FARRUKH

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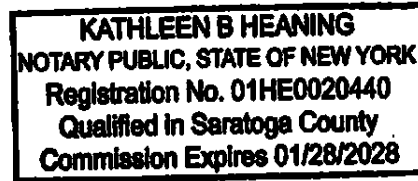
STATE OF New York )  
 ) SS.  
COUNTY OF Albany )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that FIZA FARRUKH, 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 she signed, sealed and delivered the said instrument as her 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 22 day of May, 2024.

Commission expires: 01/28/2028

Kathleen B. Heaning  
Notary Public



This instrument was prepared by:

Naheed A. Amdani, Esq.  
Law Offices of Naheed A. Amdani, P.C.  
4909 W. Oakton Street  
Skokie, Illinois 60077

MAIL TO:

Naheed A. Amdani, Esq.  
Law Offices of Naheed A. Amdani, P.C.  
4909 W. Oakton St.  
Skokie, IL 60077

SEND SUBSEQUENT TAX BILLS TO:

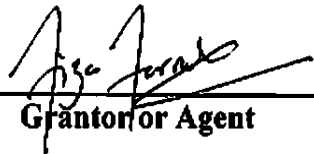
Farrukh Javed & Uzma Mazia  
1790 S 34<sup>th</sup> Street  
Grand Forks, ND 58201

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

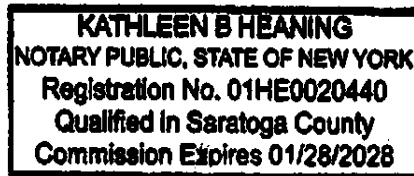
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: 22 May, 2024

Signature:   
Grantor or Agent

Subscribed and Sworn to Before Me  
this 22 day of May, 2024.

  
Notary Public




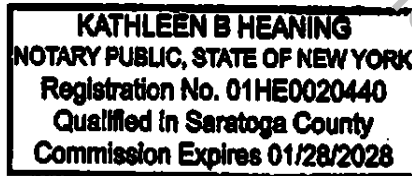
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: May 22, 2024

Signature:   
Grantee or Agent

Subscribed and Sworn to Before Me  
this 22 day of May, 2024.

  
Notary Public



**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 provision of Section 4 of the Illinois Real Estate Transfer Tax Act.]