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Doc#: 242223000 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/9/2024 9:13 AM Pg: 1 of 5

Doc ID 20240801674687

ST/Co Stamp 1-670-084-400 ST Tax \$0.00 CO Tax \$0.00

Return To:

Tayyab M Mirza & Saba Khan
619 Acadia Trl
Roselle, IL 60172

This Instrument Prepared by:

Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

Tayyab M Mirza & Saba Khan
619 Acadia Trl
Roselle, IL 60172

Order #: OC24011908

This space for recording information only

QUITCLAIM DEED

Tax Exempt under 35 ILCS 200/31-43(e)

By: 

Grantor/Grantee/Agent

7/25/2024
Date

GRANTOR,

TAYYAB M MIRZA, a/k/a TAYYAB MIRZA and SABA KHAN, husband and wife, as tenants
by the entirety
619 Acadia Trl
Roselle, IL 60172

for and in consideration of Zero AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration
in hand paid, CONVEYS AND QUITCLAIMS to

GRANTEE,

TAYYAB M MIRZA and SABA KHAN, husband and wife, as tenants by the entirety
619 Acadia Trl
Roselle, IL 60172

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PIN: 07-35-305-007-0000

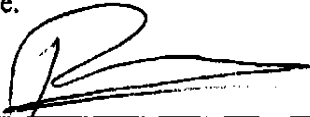
Property Address: 619 Acadia Trl Roselle, IL 60172

Preparer has examined no underlying title documentation regarding this deed

FIDELITY NATIONAL TITLE : OC24011908

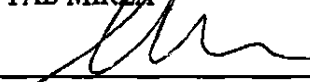
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IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.



TAYYAB M MIRZA, a/k/a
TAYYAB MIRZA

7/26/2024
Date



SABA KHAN

07/26/2024
Date

State of Illinois

County of Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this July 26, 2024, TAYYAB M MIRZA, a/k/a TAYYAB MIRZA and SABA KHAN, who is personally known to me or has produced Driver license as identification and who signed this instrument willingly.





NOTARY SIGNATURE Sonja Vauters

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT "A"

PARCEL ONE: LOT 27 IN TRAILS UNIT 1, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1971 AS DOCUMENT NUMBER 21639442, AND AMENDED NOVEMBER 11, 1971 BY DOCUMENT NUMBER 21708236 IN COOK COUNTY, ILLINOIS.

PARCEL TWO: RIGHTS AND EASEMENTS FOR THE INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL ONE AS CREATED BY THE GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER 21992274 AND AS CREATED BY THE GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER 22223915.

Parcel Number: 07-35-305-007-0000

Property of Cook County Clerk's Office

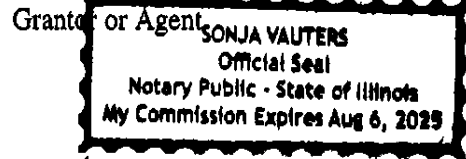
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 July 26, 2024 Signature: _____

Subscribed and sworn to before
Me by the said RAYAN M. MIRZAW
this 26 day of July, 2024

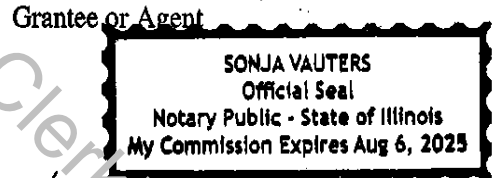


NOTARY PUBLIC Sonja Vauters _____

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 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.

Date July 26, 2024 Signature: _____

Subscribed and sworn to before
Me by the said RAYAN M. MIRZAW
This 26 day of July, 2024



NOTARY PUBLIC Sonja Vauters _____

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

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REAL ESTATE TRANSFER TAX

08-Aug-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

07-35-305-007-0000

| 20240801674687 | 1-670-084-400

Property of Cook County Clerk's Office