

UNOFFICIAL COPY



Doc# 2422908023 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 8/16/2024 11:32 AM

PAGE: 1 OF 4

AFTER RECORDING RETURN TO:

Timios, Inc.
5716 Corsa Avenue, Suite 102
Westlake Village, CA 91362
File No. 2405062931

NAME AND ADDRESS OF TAXPAYER:

John Nicola Ghanayem
Farha John Ghanayem
6134 West Nelson Street
Chicago, IL 60634

This document prepared by:

Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 13-29-109-029



QUITCLAIM DEED


THIS DEED made and entered into on this 22ND day of JULY, 2024, by and between **JOHN NICOLA GHANAYEM and FARHA JOHN GHANAYEM**, husband and wife and **NICHOLAS JOHN GHANAYEM**, a single man, as joint tenants with the right of survivorship, residing at 6134 West Nelson Street, Chicago, IL 60634, hereinafter referred to as Grantor(s) and **JOHN NICOLA GHANAYEM and FARHA JOHN GHANAYEM**, husband and wife, as tenants by the entirety, residing at 6134 West Nelson Street, Chicago, IL 60634, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 6134 West Nelson Street, Chicago, IL 60634

REAL ESTATE TRANSFER TAX		16-Aug-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-29-109-029-0000 20240801681168 1-439-199-024		

REAL ESTATE TRANSFER TAX		16-Aug-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-29-109-029-0000 20240801681168 1-272-999-728		

* Total does not include any applicable penalty or interest due.

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"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

07-22-2024
Date

[Signature]
Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF the said Grantor(s) has/have signed and sealed this deed, this 22 day of July, 2024.

[Signature]
JOHN NICOLA GHANAYEM

[Signature]
FARHA JOHN GHANAYEM

[Signature]
NICHOLAS JOHN GHANAYEM

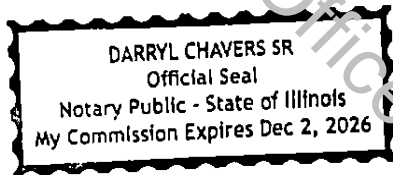
STATE OF Illinois
COUNTY OF COOK

This instrument was acknowledged before me on this 22nd day of July, 2024 by JOHN NICOLA GHANAYEM, FARHA JOHN GHANAYEM and NICHOLAS JOHN GHANAYEM.

[Signature]
(Signature of Notary Public)

Print Name: DARRYL CHAVERS SR

My commission expires: 12-2-2026



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EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED LAND IN THE COUNTY OF COOK, STATE OF ILLINOIS; TO WIT:

LOT 40 IN VOLK BROTHERS RESUBDIVISION OF SUNDRY LOTS IN BLOCKS 1, 2, 3 AND 4 IN ARMSTRONG'S BELMONT AVENUE SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 'A' OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 13-29-109-029

BEING THE SAME PROPERTY CONVEYED TO JOHN NICOLA GHANAYEM AND FARHA JOHN GHANAYEM AND NICHOLAS JOHN GHANAYEM, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM EDWARD A. ESPOSITO AND MEREDITH L. ESPOSITO, FORMERLY KNOWN AS MEREDITH L. NEVINS, HUSBAND AND WIFE RECORDED 04/17/2012 IN INSTRUMENT 1210833110, IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK, ILLINOIS.

Property commonly known as: 6134 West Nelson Street, Chicago, IL 60634

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

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 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 07-22-2024 ^{J.G.} ~~20~~

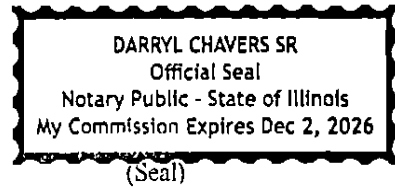
Signature: [Signature]
Grantor, or Agent

Print Name: JOHN NICOLA GHANAYEM
Grantor, or Agent

Subscribed and sworn to before me by the said John Nicola Ghanayem

This 22nd day of July, 2024

[Signature]
Notary Public
My commission expires: 12-2-2026



The Grantee or her/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 07-22, 2024

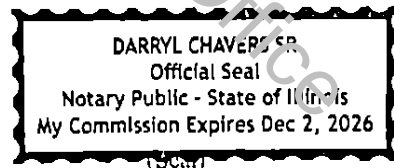
Signature: [Signature]
Grantee, or Agent

Print Name: JOHN NICOLA GHANAYEM
Grantee, or Agent

Subscribed and sworn to before me by the said John Nicola Ghanayem

This 22nd day of July, 2024

[Signature]
Notary Public
My commission expires: 12-2-2026



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)