

# UNOFFICIAL COPY



Doc#: 1514813086 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/28/2015 03:12 PM Pg: 1 of 4

Prepared By: Daniel Morris, Esq., Deeds on Demand, PC  
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Mail Tax Statement to:  
Allen Panakal, 655 West Irving Park Road Unit #5308, Chicago, IL 60613

Return to:  
Title 365-Coraopolis, 400 Rouser Road, Building 2, Suite 201, Coraopolis, PA 15108  
Permanent Real Estate Index Number: 14-21-101-054-2659

## QUITCLAIM DEED

15135-67  
**BOX 162**

ALLEN PANAKAL, an unmarried man who acquired title erroneously as an unmarried woman, whose mailing address is 655 West Irving Park Road Unit #5308, Chicago, IL 60613 (the "Grantor"), for valuable consideration in the amount of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto ALLEN PANAKAL, an unmarried man, in fee simple, whose address is 655 West Irving Park Road Unit #5308, Chicago, IL 60613, hereinafter, "Grantee", the following described real estate situated in the City of Chicago, County of Cook, in the State of Illinois, to-wit:

### Parcel 1:

Unit 5308 together with its undivided percentage interest in the common elements in Park Place Tower I Condominium as delineated and defined in the Declaration recorded as Document No. 0011020878, as amended from time to time, in the Northwest 1/4 of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemand.com/terms-of-service.aspx](http://www.deedsondemand.com/terms-of-service.aspx)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 42370**

S 1  
P 4/CC  
S N  
M N  
SC 1  
E 1  
97

Bm 4

# UNOFFICIAL COPY

## Parcel 2:

Unit B-243 together with its undivided percentage interest in the common elements in Park Place Tower I Condominium as delineated and defined in the Declaration recorded as Document No. 0011020878, as amended from time to time, in the Northwest 1/4 of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed to Allen Panakal, an unmarried woman, by Deed recorded in Document #1125840210 in the Office of the Cook County Recorder, State of Illinois.

Property Address: 655 West Irving Park Road Unit #5308, Chicago, IL 60613

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 23 day  
January, 2015.

  
\_\_\_\_\_  
ALLEN PANAKAL (Seal)

City of Chicago  
Dept. of Finance  
688356



Real Estate  
Transfer  
Stamp

\$0.00

STATE OF ILLINOIS  
COUNTY OF

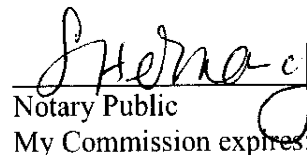
}  
} ss:

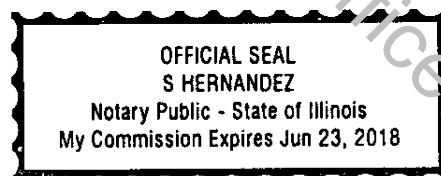
5/28/2015 14:35  
dr00 55

Batch 9,917,838

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, ALLEN PANAKAL, is 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, sealed and delivered said instrument as his free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of January 23, 2015.

  
\_\_\_\_\_  
Notary Public  
My Commission expires:



Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemand.com/terms-of-service.aspx](http://www.deedsondemand.com/terms-of-service.aspx)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 42370**

# UNOFFICIAL COPY

This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph (d), Section 31-45, Property Tax Code.

Date: 01-23-15

Signature of Grantor:

  
ALLEN PANAKAL

---

Prepared by Deeds on Demand, PC  
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.  
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemand.com/terms-of-service.aspx](http://www.deedsondemand.com/terms-of-service.aspx)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 42370**

# 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 title to real estate under the laws of the State of Illinois.

Dated April 27<sup>th</sup>, 2015

Signature: \_\_\_\_\_

**Grantor or Agent**

Subscribed and sworn to before me  
By the said Rex Conner (Agent)  
This 27, day of April, 2015  
Notary Public MM

NOTARIAL SEAL  
MARK BAUWIN  
Notary Public  
MOON TWP., ALLEGHENY COUNTY  
My Commission Expires Dec 14, 2015

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 title to real estate under the laws of the State of Illinois.

Date April 27<sup>th</sup>, 2015

Signature: \_\_\_\_\_

**Grantee or Agent**

Subscribed and sworn to before me  
By the said Rex Conner (Agent)  
This 27, day of April, 2015  
Notary Public MM

NOTARIAL SEAL  
MARK BAUWIN  
Notary Public  
MOON TWP., ALLEGHENY COUNTY  
My Commission Expires Dec 14, 2015

**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.)