



Doc#: 1525815065 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/15/2015 03:16 PM Pg: 1 of 4

<sup>SM</sup> ~~Property of Cook County Clerk's Office~~ Mail to:  
Mosmi Mannancheril  
334 N. Jefferson St., Unit B  
Chicago, IL 60661

QUIT CLAIM DEED

THE GRANTORS, JOE M. MANNANCHERIL, a single man, and CLARICE JOHN, married to John M. Mannancheril, of the City of Chicago, County of Cook, State of Illinois, for valuable consideration, CONVEY and QUIT CLAIM to MOSMI MANNANCHERIL, a single woman, of 334 N. Jefferson Street Unit B, Chicago, IL 60661, the GRANTEE, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, and legally described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As: 334 N. Jefferson Street, Unit B, Chicago, IL 60661  
PIN: 17-09-302-010-1002 ~~(PIN) 17-09-302-007-9000, 17-09-302-007-9000 (Including PDS)~~

This is not homestead property of the Grantors.

Exempt under the provisions of Paragraph e, Section 31-45, Property Tax Code

Date: August 25<sup>th</sup>, 2015

\_\_\_\_\_  
Joe M. Mannancheril

TO HAVE AND TO HOLD said premises, in fee simple, forever.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 24<sup>th</sup> day of August, 2015.

\_\_\_\_\_  
Joe M. Mannancheril

\_\_\_\_\_  
Clarice John

Real Estate Transfer Stamp \$0.00  
Batch 10 433,145



City of Chicago  
Dept. of Finance  
693666  
8/28/2015 12:35  
356006

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Joe M. Mannancheril, 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of August, 2015.

*[Signature]*  
Notary Public  
My Commission Expires: 4-30-2017



STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Clarice John, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24<sup>th</sup> day of August, 2015.

*[Signature]*  
Notary Public  
My Commission Expires: March 25, 2019



MAIL DEED AND  
MAIL TAX BILLS TO:  
Mosmi Mannancheril  
334 N. Jefferson Street  
Unit B  
Chicago, IL 60661

893095\_2

Prepared by *[Signature]*  
Schuyler, Roche, and Chrisham, P.C.  
Attention: Parker Lawton  
Two Prudential Plaza  
180 N. Stetson Ave  
Suite 3700  
Chicago, Illinois 60601

**UNOFFICIAL COPY****PARCEL A:**

UNIT B IN THE KINZIE STATION TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

ALL THAT PART OF LOTS 2 THRU 7, BOTH INCLUSIVE, IN BLOCK 11 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS, THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 11 IN CANAL TRUSTEES' SUBDIVISION; THENCE SOUTH 00 DEGREES 07 MINUTES 35 SECONDS WEST (WITH THE BASIS OF BEARINGS BEING ASSUMED) ALONG THE EAST LINE OF SAID LOT 1, BEING ALSO THE WEST LINE OF NORTH JEFFERSON STREET, A DISTANCE OF 59.63 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 47 SECONDS WEST, A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 88 DEGREES 39 MINUTES 47 SECONDS WEST, A DISTANCE OF 122.47 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 07 SECONDS EAST, A DISTANCE OF 24.46 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 07 SECONDS EAST, A DISTANCE OF 28.18 FEET, TO A POINT ON A LINE, SAID LINE BEING DEFINED AS HAVING A WESTERLY TERMINUS ON THE WEST LINE OF LOT 11 IN BLOCK 11 AFORESAID OF CANAL TRUSTEES' SUBDIVISION WHICH IS 8.99 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 11, AS MEASURED ALONG THE WEST LINE OF LOT 11 AND HAVING AN EASTERLY TERMINUS ON THE EAST LINE OF LOT 1 AFORESAID IN SAID BLOCK 11 OF CANAL TRUSTEES' SUBDIVISION WHICH IS 7.02 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1 AS MEASURED ALONG THE EAST LINE OF LOT 1; THENCE SOUTH 89 DEGREES 43 MINUTES 43 SECONDS EAST, ALONG SAID PREVIOUSLY DESCRIBED LINE A DISTANCE OF 135.2 FEET; THENCE SOUTH 01 DEGREES 55 MINUTES 07 SECONDS WEST, A DISTANCE OF 51.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 6,685.00 SQUARE FEET OF LAND MORE OR LESS.

**PARCEL 2:**

ALL THAT PART OF LOT 1 (A PART OF WHICH LIES WITHIN THE RIGHT OF WAY OF NORTH MILWAUKEE AVENUE, A DEDICATED STREET) AND THAT PART OF LOT 2 IN BLOCK 11 OF CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 IN CANAL TRUSTEES' SUBDIVISION; THENCE SOUTH 00 DEGREES 07 MINUTES 35 SECONDS WEST (THE BASIS OF BEARINGS BEING ASSUMED) ALONG THE EAST LINE OF LOT 1, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF NORTH JEFFERSON STREET, A DISTANCE OF 59.63 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 47 SECONDS WEST, A DISTANCE OF 49.50 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 07 SECONDS EAST, A DISTANCE OF 51.71 FEET, TO A POINT ON A LINE, SAID LINE BEING DEFINED AS HAVING A WESTERLY TERMINUS ON THE WEST LINE OF LOT 11 IN BLOCK 11 AFORESAID OF CANAL TRUSTEES' SUBDIVISION WHICH IS 8.99 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 11, AS MEASURED ALONG THE WEST LINE OF LOT 11, AS MEASURED ALONG THE WEST LINE OF LOT 11 AND AN EASTERLY TERMINUS ON THE EAST LINE OF LOT 1 AFORESAID IN SAID BLOCK 11 OF CANAL TRUSTEES' SUBDIVISION WHICH IS 7.02 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1 AS MEASURED ALONG THE EAST LINE OF LOT 1; THENCE SOUTH 89 DEGREES 43 MINUTES 43 SECONDS EAST ALONG SAID PREVIOUSLY DESCRIBED LINE, A DISTANCE OF 27.33 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF NORTH MILWAUKEE AVENUE AFORESAID; THENCE NORTH 44 DEGREES 10 MINUTES 58 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE OF NORTH MILWAUKEE AVENUE, A DISTANCE OF 9.84 FEET TO A POINT IN THE NORTH LINE OF LOT 1 AFORESAID IN CANAL TRUSTEES' SUBDIVISION; THENCE SOUTH 89 DEGREES 43 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK 11 OF CANAL TRUSTEES' SUBDIVISION, A DISTANCE OF 27.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 2,707.00 SQUARE FEET OF LAND, MORE OR LESS.

ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0425431004, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL B:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE KINZIE STATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 10, 2000 AS DOCUMENT 00813131, IN COOK COUNTY, ILLINOIS.

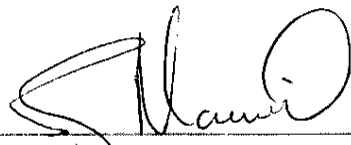
COMMONLY KNOWN AS: 334 NORTH JEFFERSON STREET UNIT B  
CHICAGO, IL 60661

# UNOFFICIAL COPY

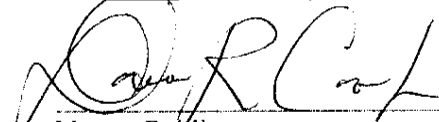
## GRANTOR/GRANTEE STATEMENT

The grantor or grantor's agent affirms that, to the best of his or her 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: August 25, 2015

Signature:   
Grantor or Agent

Subscribed and Sworn to before me  
by the said Grantor,  
this 25 day of August, 2015

  
Notary Public

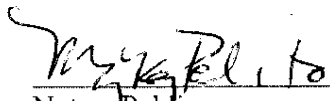


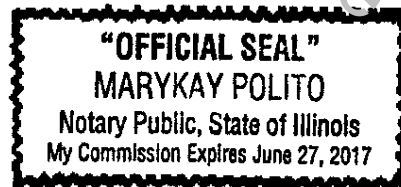
The grantee or grantee's agent affirms and verifies that, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: August 26, 2015

Signature:   
Grantee or Agent

Subscribed and Sworn to before me  
by the said Grantee,  
this 26<sup>th</sup> day of August, 2015

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