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QUIT CLAIM DEED

ILLINOIS STATUTORY



Doc# 1711034083 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/20/2017 02:36 PM PG: 1 OF 3

THE GRANTOR, Mark Zipperer, Trustee of the ABZ Chicago Trust Dated September 20, 2011, of the City of Chicago, County of Cook, State of Illinois, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby convey and **QUIT-CLAIM** unto Mark Zipperer and Jason M. Molchanow, not individually, but as co-trustees of the PMP REVOCABLE TRUST dated April 7, 2017, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described REAL ESTATE, situated in Cook County, Illinois, to wit:

PARCEL 1:

UNIT NUMBER 3 IN THE BITTERSWEET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 37 19/48 FEET OF SUB-LOT 7 IN BITTERSWEET, A SUBDIVISION OF BLOCKS 13 AND 16 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97873034, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

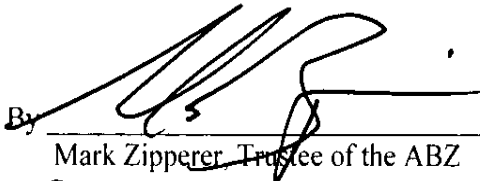
Property Index Numbers: 14-16-304-044-1003

Commonly Known As: 728 W. Bittersweet Place, Unit 3 and Parking P3, Chicago, Illinois 60613

Grantor hereby releases and waives any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 7th day of April, 2017

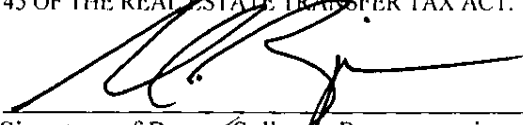
By


Mark Zipperer, Trustee of the ABZ
Grantor

CCRD REVIEW 

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THIS DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 200/31-45 OF THE REAL ESTATE TRANSFER TAX ACT.

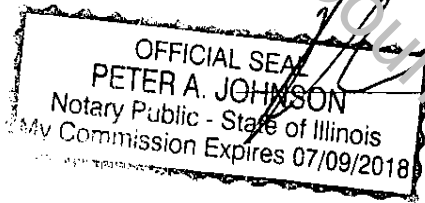


Signature of Buyer, Seller or Representative

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark Zipperer, 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, including the release and waiver of the right of homestead.


Given under my hand and official seal, this 7th day of April, 2017.





(Notary Public)

Mail to/Prepared By: Johnson & Sullivan
Peter Johnson, Esquire
11 East Hubbard, Suite 702
Chicago, Illinois 60611

Taxpayer: Mark Zipperer
728 W. Bittersweet Place, Unit 3
Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX		20-Apr-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-16-304-044-1003 20170401642007 1-900-872-128		

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

REAL ESTATE TRANSFER TAX		20-Apr-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-16-304-044-1003 20170401642007 2-063-057-344		

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 7 of April, 2017 Signature: Paul Kuller
Grantor or Agent

Subscribed and sworn to before me by the
said Agent

this 7 day of April
2017



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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 7 of April, 2017 Signature: Paul Kuller
Grantee or Agent

Subscribed and sworn to before me by the
said Agent

this 7 day of April
2017



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.]