

UNOFFICIAL COPY



Doc# 1713222836 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/12/2017 11:29 AM PG: 1 OF 3

QUIT CLAIM DEED ILLINOIS STATUTORY

THE GRANTOR, Lucas Kok, a unmarried man and not a party to a civil union, of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Lucas Kok, Trustee of the Lucas Kok Revocable Living Trust dated May 9, 2017, of Chicago, County of Cook, State of Illinois, the interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 3157-IN IN ARCHER-ASHLAND CONDOMINIUM AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTHEASTERLY 1/2 OF LOT 26 IN THOMAS STINSON'S SUB. OF BLOCKS 1,2 AND 10 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHEASTERLY 1/2 OF SAID LOT 26, OTHERWISE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH CORNER OF SAID LOT; THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF SAID LOT, 25 FEET MORE OR LESS TO A POINT IN SAID NORTHWESTERLY LINE, EQUIDISTANT FROM THE NORTH AND WEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 150 FEET MORE OR LESS TO THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT TO THE EAST CORNER OF SAID LOT; THENCE NORTHWESTERLY ON THE NORTHWESTERLY LINE OF SAID LOT, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; ALSO LOT 25 IN STINSON'S SUBDIVISION OF BLOCKS 1, 2 AND 10 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 19, 2002 AS DOCUMENT NUMBER 0021413766, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 10 AND 11, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021413766.

Hereby releasing and waiving all rights, if any, under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: General taxes for 2016 and subsequent years; Statement of Grantor and Grantee for purposes of exempt status under Section 4 of the Illinois Real Estate Transfer Act (attached hereto and made a part hereof and labeled Exhibit "A")

REAL ESTATE TRANSFER TAX

12-May-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX

12-May-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-31-213-044-1005 | 20170501653956 | 0-821-887-424

17-31-213-044-1005 | 20170501653956 | 0-352-125-376

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

BOOK

UNOFFICIAL COPY

Permanent Real Estate Index Number: 17-31-213-044-1005

Address of Real Estate: 3157 S. Archer Avenue, Unit 1, Chicago, ILLINOIS 60608

Dated this 9 day of MAY, 20 17

X [Signature] (SEAL)
LUCAS KOK

***The transfer of title and conveyance herein is hereby accepted by Lucas Kok, Trustee of the Lucas Kok Revocable Living Trust dated May 9, 2017.

X [Signature]
Lucas Kok, Trustee of the Lucas Kok Revocable Living Trust dated May 9, 2017

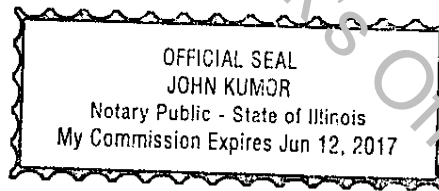
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT LUCAS KOK, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 9th day of May, 20 17

[Signature] (Notary Public)

Prepared by:
John Kumor, Esq.
KUMOR & HIPPLE, P.C.
7642 West Belmont Avenue
Chicago, Illinois 60634
(773) 625-2200



Mail To:
Lucas Kok
3157 S. Archer Avenue, Unit 1
Chicago, ILLINOIS 60608

Name and Address of Taxpayer and Grantee:
Lucas Kok
3157 S. Archer Avenue, Unit 1
Chicago, ILLINOIS 60608

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
35 ILCS 200/31-45, PROPERTY TAX CODE

5/9/2017
Date [Signature]
Buyer, Seller or Agent

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 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

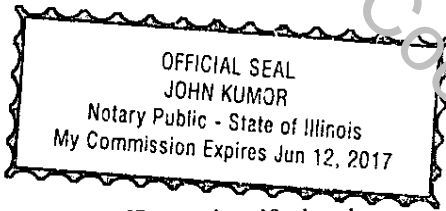
Date: 5/9/2017

Signature: [Signature]
LUCAS KOK, grantor

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT LUCAS KOK, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 9 day of May 20 17.



[Signature] (Notary Public)

The grantee or their agent affirm and verify that the name of the grantee shown on the deed are either natural persons, 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 persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

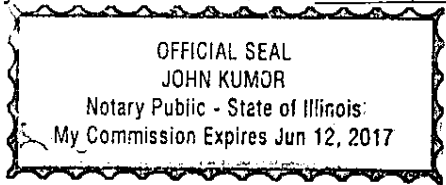
Date: 5/9/2017

Signature: [Signature]
LUCAS KOK, Trustee of the LUCAS KOK
Revocable Living TRUST dated May 9, 2017,
grantee

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT LUCAS KOK, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 9 day of May 20 17.



[Signature] (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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act, the Cook County Real Property Tax Ordinance.]

Exhibit "A"