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Chicago Title Insurance Company
Quit Claim DEED
ILLINOIS STATUTORY



1714329011D

Doc# 1714329011 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/23/2017 10:49 AM PG: 1 OF 4

THE GRANTOR, 1755 N Monticello, Inc., an Illinois Corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Quit Claims to 406 Outlook Townhome Association, an Illinois Not for Profit corporation (GRANTEE'S ADDRESS) 1757 North Monticello Ave., Chicago, Illinois 60647 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements and roads and highways, installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes billed or accrued but not paid and subsequent years including taxes which may accrue by reason of new or additional improvements during the years,

Permanent Real Estate Index Numbers: 13-35-321-002-0000; 13-35-321-002-0000; 13-35-321-020-0000; and 13-35-321-021-0000

Commonly Known As: 1754-58 North Central Park Avenue; and 1755-1757 North Monticello Avenue, Chicago, Illinois 60647

Dated this 23 day of May, 2017

1755 N. Monticello, Inc.,
An Illinois Corporation

By: SERGIY VASILECHKO President By MYROSLAVA VASILECHKO
Sergiy Vasilechko, President
by Myroslava Vasilechko,
his attorney in fact
as his attorney in fact

CCRD REVIEW

REAL ESTATE TRANSFER TAX		23-May-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		23-May-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-35-321-002-0000 | 20170501649436 | 0-442-313-152

13-35-321-002-0000 | 20170501649436 | 0-552-643-008

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

STATE OF ILLINOIS, COUNTY OF COOK ss. **UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Myroslava Vasilechko, personally known to me to be attorney in fact for Sergiy Vasilechko the President of 1755 North Monticello, Inc., an Illinois Corporation, 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 2d day of May, 2017.



[Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH

(e) (4) SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW

DATE: 5-2-17
[Signature]

Signature of Buyer, Seller or Representative

Prepared By:
Daniel G. Lauer, Esq.
1424 West Division Street
Chicago, Illinois 60642

Mail To:
Daniel G. Lauer, Esq.
1424 West Division Street
Chicago, Illinois 60642

Name & Address of Taxpayer:
606 Outlook Townhome Association
1757 North Monticello Ave.
Chicago, Illinois 60647

Property of Cook County Clerk's Office

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LEGAL DESCRIPTIONS

SIDEWALK EASEMENT:

THAT PART OF LOTS 1, 2, 45 AND 46 AND THAT PART OF THE VACATED 16 FOOT ALLEY LYING BETWEEN SAID LOTS AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 2 EXTENDED WEST AND LYING SOUTH OF THE NORTH LINE OF LOT 1 EXTENDED WEST, ALL IN BLOCK 1 IN MARY A. REID'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 AND EXCEPT THE RAILROAD), IN COOK COUNTY, ILLINOIS, ALL TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 88°42'17" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 267.03 FEET; THENCE SOUTH 01°44'57" EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 3.78 FEET; THENCE SOUTH 88°42'17" WEST, A DISTANCE OF 267.03 FEET; THENCE NORTH 01°44'57" WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 3.78 FEET TO THE POINT OF BEGINNING.

DRIVEWAY EASEMENT:

THAT PART OF LOTS 1, 2, 45 AND 46 AND THAT PART OF THE VACATED 16 FOOT ALLEY LYING BETWEEN SAID LOTS AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 2 EXTENDED WEST AND LYING SOUTH OF THE NORTH LINE OF LOT 1 EXTENDED WEST, ALL IN BLOCK 1 IN MARY A. REID'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 AND EXCEPT THE RAILROAD), IN COOK COUNTY, ILLINOIS, ALL TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 01°44'57" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 3.78 FEET; THENCE NORTH 88°42'17" EAST, A DISTANCE OF 43.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°42'17" EAST, A DISTANCE OF 21.00 FEET; THENCE SOUTH 01°17'43" EAST, A DISTANCE OF 31.00 FEET; THENCE NORTH 88°42'17" EAST, A DISTANCE OF 137.34 FEET; THENCE NORTH 01°17'43" WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 88°42'17" EAST, A DISTANCE OF 21.00 FEET; THENCE SOUTH 01°17'43" EAST, A DISTANCE OF 52.87 FEET; THENCE SOUTH 88°42'17" WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 179.34 FEET; THENCE NORTH 01°17'43" WEST, A DISTANCE OF 52.87 FEET TO THE POINT OF BEGINNING.

Commonly Known As: 1754-58 North Central Park Avenue; and
1755-1757 North Monticello Avenue, Chicago, Illinois 60647

PIN(s): 13-35-321-002-0000; 13-35-321-003-0000; 13-35-321-020-0000; and
13-35-321-021-0000

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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, 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 MAY 2, 2017 Signature *M. Vasilechko*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID M. Vasilechko THIS 2d DAY MAY, 2017.

NOTARY PUBLIC *Daniel G. Lauer*



The grantee of 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 and hold title to real estate under the laws of the State of Illinois.

Dated MAY 2d, 2017 Signature *M. Vasilechko*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID M. Vasilechko THIS 2d DAY OF MAY, 2017.

NOTARY PUBLIC *Daniel G. Lauer*



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.]