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QUIT CLAIM DEED (Illinois Statutory)



1718029004

Doc# 1718029004 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/29/2017 10:40 AM PG: 1 OF 3

After Recording Mail To:

Brian Warens
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, IL 60173

Send Subsequent Tax Bills To:

Sophie Vassiliou
3900 W. Bryn Mawr Avenue, Unit 410
Chicago, IL 60659

THE GRANTOR, Sophie Vassiliou, an unmarried woman, of 3900 W. Bryn Mawr Avenue, Unit 410, City 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, CONVEYS and QUIT CLAIMS to Sophie Vassiliou, as trustee of the Sophie Vassiliou Revocable Trust dated May 22, 2017, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

Legal Description attached.

Permanent Real Estate Index Number: 13-02-200-005-1030

Address of Real Estate: 3900 W. Bryn Mawr Avenue, Unit 410, Chicago, Illinois 60659

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

Sophie Vassiliou

Sophie Vassiliou

Dated this 22nd day of May, 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 Sophie Vassiliou, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22nd day of May, 2017.

Brian Warens

(SEAL)

NOTARY PUBLIC



State of Illinois

DEPARTMENT OF REVENUE

STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph g, Section 4, of the Real Estate Transfer Tax Act. Dated this 22nd day of May, 2017.

Brian Warens

Signature of Buyer-Seller or their Representative

Bm

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 410 IN CONSERVANCY AT NORTH PARK CONDOMINIUM I AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 833.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 06 MINUTES 24 SECONDS EAST ON THE EAST LINE OF SAID TRACT A DISTANCE OF 583 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 255.38 FEET; THENCE NORTH A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 10.0 FEET, THENCE WEST 48.0 FEET, THENCE SOUTH 20.0 FEET, THENCE WEST 78.0 FEET, THENCE SOUTH 89.0 FEET, THENCE EAST 204 FEET, TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 9493282 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 410 AND STORAGE SPACE 410, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94923282

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION RECORDED OCTOBER 28, AS DOCUMENT 94923280

Property Index Number: 13-02-300-005-1030

Property Address: 3900 W. Bryn Mawr Avenue, Unit 410, Chicago, Illinois 60659

REAL ESTATE TRANSFER TAX 29-Jun-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-02-300-005-1030 | 20170601674786 | 0-697-686-464

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

REAL ESTATE TRANSFER TAX 29-Jun-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-02-300-005-1030 | 20170601674786 | 0-109-537-728

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her Agent affirms that, to the best of his/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 May 22, 2017.

Brian Morris
Grantor or Agent

Subscribed and sworn to before me by the said Grantor
this 22nd day of May, 2017.

Notary Public

Jessica Benitez



The Grantee or his/her 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.

Dated May 22, 2017.

Brian Morris
Grantee or Agent

Subscribed and sworn to before me by the said Grantee
this 22nd day of May, 2017.

Notary Public

Jessica Benitez



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.