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QUIT CLAIM DEED (Individual to Corporation)

PREPARED BY:

Daniel P. Fowler c/o Impressionist Development Corporation 2767 N. Lincoln Avenue Chicago, IL 60614

MAIL TO:

Daniel P. Fowler c/o Impressionist Development Corporation 2757-67 N. Lincoln \(\text{venue} \) Chicago, IL 60614

NAME & ADDRESS OF VAXPAYER: Impressionist Properties, LLC 2757-67 N. Lincoln Avenue Chicago, IL 60614

IL-170111161-D

Doc# 1734829048 Fee \$44.00

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

AFFIDAUIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2017 12:27 PM PG: 1 OF 4

REAL ESTATE TRANSFER TAX		13-Dec-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-29-400-074-1016	20171101661929	0-499-742-656

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

THE GRANTORS Daniel P. Fowler and Pamera P. Fowler for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, QUIT CLAIM to Impressionist Properties, LLC, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at the following address: 2757-67 N. Lincoln Avenue of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

SEE EXHIB! (A.

EAL ESTATE TRANSFER	TAX	14-Dec-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-24 - 10 074-1016	20171101661929	0-288-572-448

P.I.N. # 14-29-400-074-1016 and P.I.N. # 14-29-400-074-1017

PROPERTY ADDRESS: 2757-67 N. Lincoln Avenue, Units 403 and 404

In Witness Whereof, said Grantors have caused their names to be signed to this Qu. laim Deed this 1 day of December, 2017.

Daniel P. Fowler

STATE OF ILLINOIS

SCOUNTY OF COOK

Near North National Title

Pamela B. Fowler

} ss.

Notary Public, State of Indiana Marion County
Commission # 667357
My Commission Expires
April 30, 2023

3____ 3___ S___ SC__

ol, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that the above persons, Daniel P. Fowler and Pamela B. Fowler, personally known to me to be the same persons whose name is subscribed to

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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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 76 day of _ المادية على 2017



EXEMPT UNDER THE PROVISION OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

Signature of Buyer, Seller or Representative

Deal 72, 2017

17-1911161-D

COOK COUNTY CORDER OF DE RECORDER OF DEEDS T'S OFFICE

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EXHIBIT A

Parcel A:

Unit 403 in the 2757-67 N. Lincoln Condominium, together with the exclusive right to use Parking Space P-4 and Storage Space S-403, limited common elements, and

Unit 404 in the 2757-67 N. Lincoln Condominium, together with the exclusive right to use Parking Space P-5 and Storage Space S-404, limited common elements,

as delineated on a survey of the following described real estate:

Parcel 1:

The Northwesterly 25 teet of Lot 17 in Broomell's Subdivision of the West ½ of Blocks 10 and 13 in Canal Trustees' Subdivision of the East ½ of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, I. Incois.

Parcel 2:

Lots 13 and 16 in Broomell's Subdivision of the West ½ of Blocks 10 and 13 in Canal Trustees' Subdivision of the East ½ of Section 29, Township 40 North, Pange 14, East of the Third Principal Meridian.

Except that part of said Lot 13 described as follows:

Beginning at the most Northeast corner of said Lot 12: thence North 90 degrees 00 minutes 00 seconds West along the North line of said Lot 13, a distance of 27.078 feet; thence South 00 degrees 14 minutes 15 seconds West, a distance of 67.48 feet; thence South 44 degrees 57 minutes 21 seconds East, a distance of 13.37 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 17.91 feet to a point on the East line of said Lot 13; thence North 00 degrees 00 minutes 00 seconds East along the East line of said Lot 13, a distance of 76.94 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded March 15, 2007 as document number 0707415045, as amended from time to time, together with its uncivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel B:

Easement in favor of Parcels A1 and A2 for private walkway as created in Deed to Impression ist Homes on Lincoln, LLC, an Illinois limited liability company recorded as document number 0329735015, over the West 2.85 feet of the following described part of Lot 13 aforesaid:

Beginning at the most Northeast corner of said Lot 13; thence North 90 degrees 00 minutes 00 seconds West along the North line of said Lot 13, a distance of 27.078 feet; thence South 00 degrees 14 minutes 15 seconds West, a distance of 67.48 feet; thence South 44 degrees 57 minutes 21 seconds East, a distance of 13.37 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 17.91 feet to a point on the East line of said Lot 13; thence North 00 degrees 00 minutes 00 seconds East along the East line of said Lot 13, a distance of 76.94 feet to the point of beginning, in Cook County, Illinois.

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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, 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 Occomba, 2017	Signature:
	Grantor or Agent
Subscribed and sworn to before m. By the said Calcan Calcan This 12, day of Negation 201 Notary Public Man Of The Calcan The Calcan This 120 Calcan The Calcan This 120 Calcan The	LAUREN G POE Official Seal Notary Public - State of Illinois My Commission Expires Aug 25, 2020

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 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.

Signature: Signature: Signature: Signature: Subscribed and sworn to before me

By the said Greves Calder Official Seal

Notary Public My Official Seal

Notary Public My Commission Expires Aug 25, 2020

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.)