

UNOFFICIAL COPY

Doc#: 1736215066 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/28/2017 10:21 AM Pg: 1 of 3

Dec ID 20171201674250
ST/CO Stamp 0-532-582-432
City Stamp 2-059-297-824

Commitment Number: 215620

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 350, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To and Mail Tax Statements To:

ITGB PROPERTIES LLC
236 Waukegan Rd., Glenview, IL 60025

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-33-114-048-1004

QUITCLAIM DEED

THIS IS NOT AND NEVER HAS BEEN HOMESTEAD PROPERTY

GEORGE J. BAHRAMIS, hereinafter grantor, of Cook County, Illinois, for \$ 0
(ZERO) in consideration paid, grants and quitclaims to ITGB
PROPERTIES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, hereinafter
grantee, whose tax mailing address is 236 Waukegan Rd., Glenview, IL 60025, with quitclaim
covenants, all right, title, interest and claim to the following land in the following real property:

UNIT NUMBER 105 IN 2201 N. CLEVELAND CONDOMINIUM AS DELINEATED ON SURVEY OF
LOTS 25 TO 28 IN HUSTED'S SUBDIVISION OF SOUTH PART OF BLOCK 13 IN CANAL TRUSTEES'
SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS PCL) WHICH SURVEY IS ATTACHED
AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK
IN CHICAGO. AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 2, 1977 AND
KNOWN AS TRUST NUMBER 22873 RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF
COOK COUNTY, ILLINOIS AS DOCUMENT 24256262, TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE
PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH
IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PIN:14-33-114-048-1004

CKA: 2201 North Cleveland Avenue, Unit 105, Chicago, IL 60614

UNOFFICIAL COPY

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

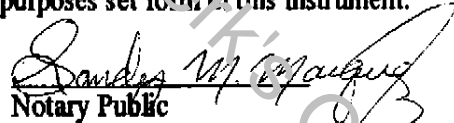
Executed by the undersigned on December 19, 2017:



GEORGE J. BAHRAMIS

STATE OF Illinois
COUNTY OF Cook

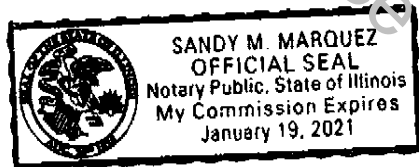
The foregoing instrument was acknowledged before me on December 19, 2017 by **GEORGE J. BAHRAMIS** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 12/19/17


Buyer, Seller or Representative



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

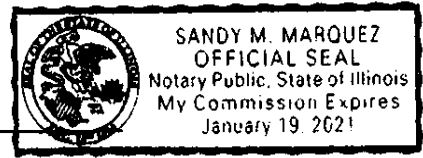
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 19, 2017

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said George T. Bahramis
this 19th day of December,
2017.

NOTARY PUBLIC Sandy M. Marquez



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 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.

Date December 19, 2017

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said George T. Bahramis
This 19th day of December,
2017.

NOTARY PUBLIC Sandy M. Marquez



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)