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Doc#: 1800808223 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2018 01:36 PM Pg: 1 of 5

QUIT CLAIM DEED

ILLINOIS STATUTORY

Dec ID 20171201675435
ST/CO Stamp 2-012-767-264
City Stamp 0-939-025-440

MAIL TO:

Steven E. Moltz
19 S. LaSalle Street
Suite 900
Chicago, Illinois 60603

NAME/ADDRESS OF TAXPAYER:

Sabina Szura
Joanna Szura
3023 N. Clark St
Unit 198
Chicago, Illinois 60657

RECORDER'S STAMP

THE GRANTOR(S), 1942 Sedgwick LLC, a limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for the consideration of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Sabina Szura and Joanna Szura, as Joint Tenants, of 3023 N. Clark St., Unit #198, Chicago, IL 60657, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See attached Legal Description attached hereto as Exhibit A


Permanent Index Numbers: 14-33-307-029-0000

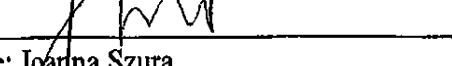
Commonly Known as: 1942 N. Sedgwick St., Unit 2, Chicago, IL 60614

Dated this 20th day of December, 2017.

C.T.I /CY
170181055
1062

1942 SEDGWICK LLC,
an Illinois limited liability company

BY: 
Name: Sabina Szura
Its: Manager

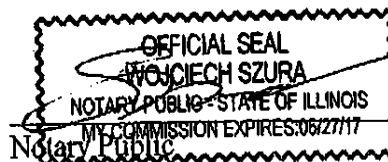
BY: 
Name: Joanna Szura
Its: Manager

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State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Sabina Szura and Joanna Szura, as Managers of 1942 Sedgwick LLC, an Illinois limited liability company, is personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the same instrument as their own free and voluntary act and as the free and voluntary act of said Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of December, 2017.



My commission expires: 06/27/2017

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF the Real Estate Transfer Tax Law 35 ILCS 200/31-45, sub-paragraph E; Cook County Ordinance 93-0-27, paragraph E.

[Signature]
Signature of Buyer, Seller, or Rep.

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH(S) 1 OF SECTION 2001-286 OF SAID ORDINANCE.
12/20/17 Buyer, Seller, or Representative
Date

This instrument prepared by:
Steven E. Moltz
PALMISANO & MOLTZ
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX		29-Dec-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

14-33-307-029-0000 | 20171201675435 | 0-939-025-440
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		29-Dec-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-33-307-029-0000 | 20171201675435 | 2-012-767-264

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

UNIT 2 IN THE 1942 N. SEDGWICK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 IN SUBDIVISION OF BLOCK 40 OF CANAL TRUSTEE'S SUBDIVISION OF THE NORTH ½ AND THE NORTH ½ OF THE SOUTHEAST ¼ AND THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 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 AS DOCUMENT NUMBER 1627818007 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1627818007.

PIN(S): 14-33-307-029-0000

Common Address: UNIT 2
1942 N. SEDGWICK ST.
CHICAGO, IL 60614

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION AND THE CONDOMINIUM DOCUMENTS, AS DEFINED HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECTS THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE

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DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Dec 20, 2017

[Signature]
Signature

Abby Billings
Print Name



Subscribed and sworn to before me this 20 of Dec, 2017.

[Signature]
Notary Public

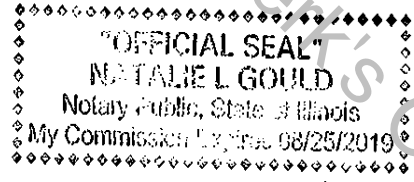
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Dec 20, 2017

[Signature]
Signature

Abby Billings
Print Name



Subscribed and sworn to before me this 20 of Dec, 2017.

[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 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.