

UNOFFICIAL COPY

Prepared By



1818413036D

Melody Gomez *Attorney*
1465 W Erie Unit 2
Chicago, Illinois
60642

Doc# 1818413036 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/03/2018 11:45 AM PG: 1 OF 5

After Recording Return To

Melody Gomez
1465 W. Erie Unit 2
Chicago, Illinois
60642

Space Above This Line for Recorder's Use

ILLINOIS QUIT CLAIM DEED

State of Illinois

Cook County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

Vernon Ponikvar, a married individual, residing at 3130 Devonshire Circle, Crown Point, Indiana, 46307 and Randy Ponikvar, a single, residing at 2353 W Congress Parkway, Unit 1, Chicago, Illinois, 60612 as tenants by the entireties.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to:

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RANDY PONIHKVAR, a single individual, residing at 2353 W CONGRESS PARKWAY, UNIT 1, CHICAGO, Illinois, 60612, as Joint Tenants with right of survivorship with VERNON PONIHKVAR, a married individual residing at 3130 Devonshire Circle, Crown Point, Indiana 46307.

RANDY PONIHKVAR, a single individual, residing at 2353 W CONGRESS PARKWAY, UNIT 1, CHICAGO, Illinois, 60612, as Tenants in Common with MELODY GOMEZ, a single individual residing at 1465 W ERIE, UNIT 2, CHICAGO, Illinois 60642.

MELODY GOMEZ, a single individual, residing at 1465 W ERIE, UNIT 2, CHICAGO, Illinois, 60642, as tenant in common with RANDY PONIHKVAR a single individual, residing at 2353 W CONGRESS PARKWAY, UNIT 1, CHICAGO, Illinois, 60612 AND VERNON PONIHKVAR VERNON PONIHKVAR, a married individual residing at 3130 Devonshire Circle, Crown Point, Indiana 46307.

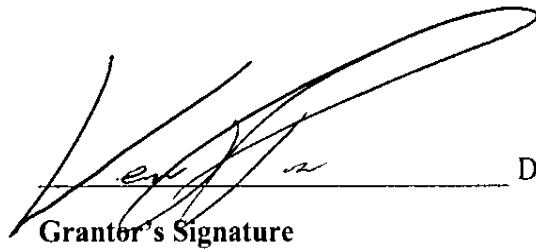
(hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois, to-wit:

PIN: 17-18-127-060-1001

Parcel 1: Unit 2353-1 TOGETHER WITH ITS UNDIVDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN 2353 WEST CONGRESS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020978334, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P15, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

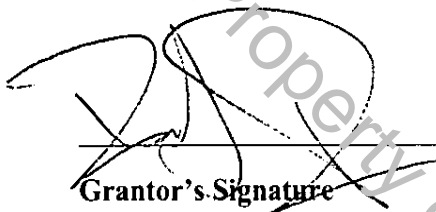
UNOFFICIAL COPY


Grantor's Signature

Date April 9th 2018

Vernon Ponikvar

3130 Devonshire Circle, Crown Point, Indiana, 46307


Grantor's Signature

Date April 9th 2018

Randy Ponikvar

2353 W Congress Parkway , Unit 1, Chicago, Illinois, 60612

REAL ESTATE TRANSFER TAX

18-Jun-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-18-127-060-1001 | 20180401649730 | 1-677-165-344

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

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 98-0-27 par. F

Date  Sign. 7/3/18

REAL ESTATE TRANSFER TAX

03-Jul-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-18-127-060-1001 | 20180401649730 | 0-558-713-632

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State of Illinois)

County of COOK)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
All parties whose names are signed to the foregoing instrument, and who
is known to me, acknowledged before me on this day that, being informed of the contents of the
instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of April, 2018

H Sulka (SEAL)
Notary Public



My Commission Expires: _____

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 4 | 10 | 2018

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

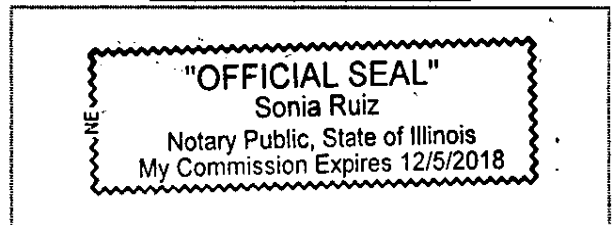
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): above parties

On this date of: 4 | 10 | 2018

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 4 | 10 | 2018

SIGNATURE: _____

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

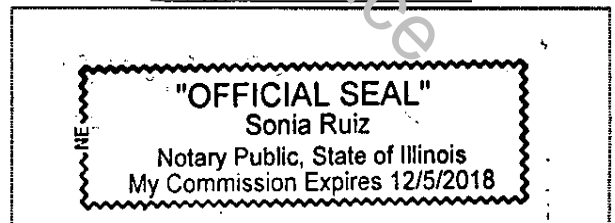
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): above Party

On this date of: _____, 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**. 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

rev. on 10.17.2016