

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 1824346023 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/31/2018 12:55 PM Pg: 1 of 3

**THE GRANTOR, KARLAND PROPERTIES, LLC, AN IL LIMITED LIABILITY COMPANY IN GOOD STANDING,**

Dec ID 20180801667841  
ST/CO Stamp 0-487-211-168  
City Stamp 0-755-646-624

of the City of CHICAGO, County of COOK, State of ILLINOIS, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt and sufficiency of which is hereby acknowledged, QUITCLAIMS and CONVEYS to:

**SEYMOUR N. KARLIN AND JAMES R. LAND**  
2770 N.E. 14<sup>TH</sup> STREET, UNIT 203, FT. LAUDERDALE, FLORIDA 33304

**GRANTEES, MARRIED TO EACH OTHER, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS;**

the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit: SEE ATTACHED LEGAL DESCRIPTION, TO HAVE AND TO HOLD FOREVER, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any, subject to: General Taxes for the year 2018, and subsequent years, and to Covenants, Conditions, Easements and Restrictions of Record.

PINS: 14-05-204-029-1128 and 14-05-204-029-1401  
ADDRESS OF REAL ESTATE: 1134 W. GRANVILLE AVE., UNITS 1108 & PS-435, CHICAGO, IL 60660-2097

DATED THIS 10<sup>TH</sup> DAY OF AUGUST, 2018:

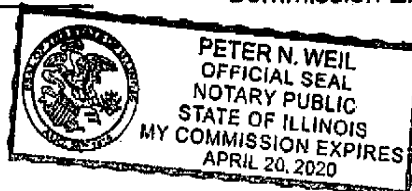
KARLAND PROPERTIES, LLC  
BY: [Signature] SEYMOUR N. KARLIN, MANAGER  
BY: [Signature] JAMES R. LAND, MANAGER

State of IL, County of Lake, ss: I the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY THAT: SEYMOUR N. KARLIN & JAMES R. LAND, AS MANAGERS AND SOLE MEMBERS OF KARLAND PROPERTIES, LLC, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day, in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes set forth therein, including the release and waiver of Homestead Rights.

Given under my hand and official seal this 10<sup>TH</sup> day of AUGUST, 2018.

[Signature]  
NOTARY PUBLIC

Commission Expires: 4-20-20



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## LEGAL DESCRIPTION

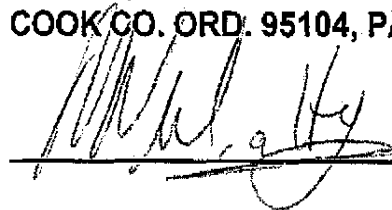
OF THE PREMISES COMMONLY KNOWN AS:

**1134 W. GRANVILLE, UNITS 1108 & PS-435, CHICAGO, IL 60660**

UNIT 1108 AND P-435 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S- 329, A LIMITED COMMON ELEMENT, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE GRANVILLE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0831945102, AND AS AMENDED FROM TIME TO TIME IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PINS: 14-05-204-029-1128 AND 14-05-204-029-1401**

**EXEMPT UNDER PROVISIONS OF PAR. E,  
SECT. 4, REAL ESTATE TRANSFER ACT, &  
COOK CO. ORD. 95104, PAR. E.**



DATED: 8-10-18

Instrument Prepared By: Peter N. Weil, Esq.  
175 Olde Half Day Rd., Ste. 134  
Lincolnshire, IL 60069

### AFTER RECORDING, MAIL TO:

SEYMOUR KARLIN  
JAMES LAND  
2770 N.E. 14<sup>TH</sup> ST., UNIT 203  
FT. LAUDERDALE, FLORIDA 33304

### SEND SUBSEQUENT TAX BILLS TO:

SEYMOUR KARLIN  
JAMES LAND  
2770 N.E. 14<sup>TH</sup> ST., UNIT 203  
FT. LAUDERDALE, FLORIDA 33304

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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: 08 | 10 | 2018

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

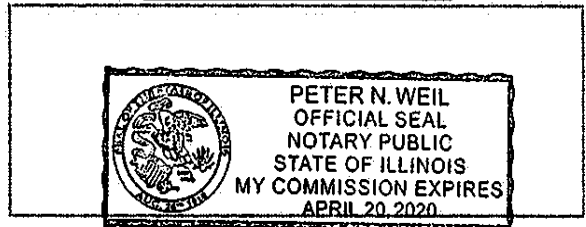
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Seymour Karlin

On this date of: 08 | 10 | 2018

NOTARY SIGNATURE: [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: 08 | 10 | 2018

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

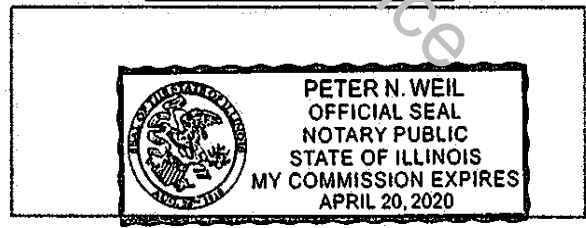
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Seymour Karlin

On this date of: 08 | 10 | 2018

NOTARY SIGNATURE: [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)**