

UNOFFICIAL COPY

QUIT CLAIM DEED

WHEN RECORDED, MAIL TO:

James D. Zazakis, Esq.
3832 N. Ashland Avenue, Suite 1S
Chicago, Illinois 60613

SEND SUBSEQUENT TAX BILLS TO:

Jack Berger
948 W. Erie St
Chicago IL 60642



Doc# 1825445032 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/11/2018 12:17 PM PG: 1 OF 3

GRANTOR, **Citta Development, LLC**, an Illinois limited liability company, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the GRANTEE, **Jack Berger**, of Chicago, Illinois, all of its interest in the following described real estate in the City of Chicago, County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 17-08-218-030-1020

Property Address: 1035 W. Huron Street, Unit 604, Chicago, Illinois ~~60622~~ 60642

THIS IS NOT HOMESTEAD PROPERTY.

THIS TRANSACTION IS FOR LESS THAN \$100.00 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4, OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

THIS TRANSACTION IS EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH (S) "E" OF SECTION 200.1.2B6 OF THE ORDINANCE.

DATED this 1 Day of September, 2018

DATED this 1 Day of September, 2018

Citta Development, LLC
By Jack Berger, Manager

Citta Development, LLC
By Ana Berger, Manager

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		11-Sep-2018	
	COUNTY		0.00
	ILLINOIS		0.00
	TOTAL		0.00
17-08-218-030-1020		20180901678338	0-681-988-256

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that JACK BERGER and ANA BERGER, personally known to me to be the same persons whose names are subscribed to 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, that they were authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 1st day of September, 2018.

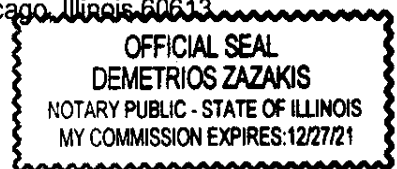
My commission expires 12/27/21

Notary Public

CCRD REVIEW

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX		11-Sep-2018	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *



17-08-218-030-1020 | 20180901678338 | 1-520-701-600

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

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LEGAL DESCRIPTION

PIN: 17-08-218-030-1020

PROPERTY ADDRESS: 1035 W. HURON, UNIT 604, CHICAGO, ILLINOIS ~~60622~~

60642

PARCEL 1:

UNIT 604 IN MONTREAUX CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

LOT 1 IN BLOCK 39 IN OGDEN'S ADDITION TO CHICAGO, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

LOT 2 IN BLOCK 39 (EXCEPT THAT PART OF LOT 2 LYING SOUTHWESTERLY OF A LINE DRAWN THRU A POINT IN THE WEST LINE OF SAID LOT 2, 30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2 TO A POINT ON THE SOUTH LINE AT SAID LOT 2 WHICH IS 47 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2) IN OGDEN'S ADDITION TO CHICAGO, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00415692, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT PARKING SPACE NUMBER 604 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00415692.

Office of Cook County Clerk's Office

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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: 9/7/2018

SIGNATURE: _____
GRANTOR or AGENT

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

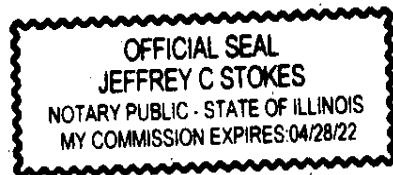
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): James Zaralis

On this date of: 9/7/2018

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: 9/7/2018

SIGNATURE: _____
GRANTEE or AGENT

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

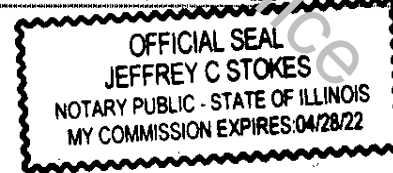
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): James Zaralis

On this date of: 9/7/2018

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)**)