

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Illinois Statutory

Mail To:

KDiv, LLC  
120 W Madison, Suite 600  
Chicago, IL 60602

Name and Address of Taxpayers:

KDiv, LLC  
120 W Madison, Suite 600  
Chicago, IL 60602



Doc# 1900934004 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2019 09:46 AM PG: 1 OF 4

**GRANTOR(S):** Linda P. Karp and Jerome Karp, single individuals,  
of the city of Chicago, County of Cook, State of Illinois, for the consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to:

**GRANTEE(S):** KDiv, LLC  
an Illinois Limited Liability Company, to have and to hold, the following described real estate, situated in Cook County, State of Illinois, to wit:

See Attachment A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 17-03-221-011-1048  
Property Address: 222 E Chestnut #13B, Chicago, IL

This transaction is EXEMPT under section (e) of the Illinois Real Estate Transfer Tax Act (35 ILCS 200/31-45(e)).

DATED this 27 day of February, 2017

\_\_\_\_\_  
Linda R. Karp

\_\_\_\_\_  
Jerome Karp

FIDELITY NATIONAL TITLE

CH19000413

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STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Linda R. Karp and Jerome Karp personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27 day of February, 2017.



Stephanie Angi  
NOTARY PUBLIC

My commission expires on: July 5, 2020

Prepared by:

Jeffrey R. Esser  
Attorney for Linda Karp  
Law Office of Jeffrey R. Esser  
161 N Clark St. #1600  
Chicago, IL 60601  
(312) 564-5743  
jeff@esserlegal.com

REAL ESTATE TRANSFER TAX		08-Jan-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-03-221-011-1048   20181201663906   1-333-851-808		

REAL ESTATE TRANSFER TAX		08-Jan-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-03-221-011-1048   20181201663906   0-405-212-832		

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

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## STATEMENT BY GRANTOR AND GRANTEE

Must be attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Act (35 ILCS 200/31-45).

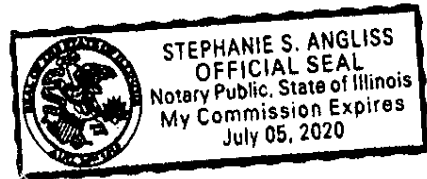
The **GRANTOR** or his/her agent affirms that, to the best of his/her knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold 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 title to real estate under the laws of the state Illinois.

Dated: 2/27/17 Signature: [Signature]  
Linda B. Karp

Dated: 2/27/17 Signature: [Signature]  
Jerome Karp

Subscribed and sworn to before me this 27 day of February, 2017.

Notary Public [Signature]



The **GRANTEE** or his/her 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 or 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: 2-28-2017 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me this 28<sup>th</sup> day of February, 2017.

Notary Public [Signature]



**NOTE:** Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first-offense and of a Class A misdemeanor for subsequent offenses.

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## Attachment A

Legal Description of 222 E. Chestnut #13B, Chicago, IL

17-03-221-011-1048

UNIT 13B IN THE 222 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 33 AND THE WEST 15 FEET 6 INCHES OF LOT 34 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24933769; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office