

UNOFFICIAL COPY

COOK COUNTY RECORDER



QUIT CLAIM DEED
Statutory (Illinois)

Doc# 1915818063 Fee \$88.00

MAIL TO:

Jayaraman Law
332 South Michigan Ave. 9th Floor
Chicago, IL 60604
312-722-6596

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2019 02:12 PM PG: 1 OF 4

NAME AND ADDRESS OF TAXPAYER:

Sophia Falmagne and
Zachary Richard
728 West Jackson Boulevard – Unit 107
Chicago, IL 60661

ILLINOIS QUIT CLAIM DEED

STATE OF ILLINOIS, COOK COUNTY KNOWN ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN and 00/100 DOLLARS and other goods and valuable consideration, receipt of which is acknowledged, Sophia Falmagne and Zachary Richard, Joint Tenants, as Grantors, grant to Sophia Falmagne and Zachary Richard as Grantees, to hold as Tenants in Common all rights, title, interest, and claim in or to the following describe real estate situated in Cook County, Illinois to wit:

LEGAL DESCRIPTION

UNIT 107 IN THE HABERDASHER SQUARE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE PARTS OF LOT'S IN BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS TOGETHER WITH EASEMENTS FOR THE BENEFIT OF THE AFORESAID PROPERTY ON ADJOINING PROPERTY TO MAINTAIN CAISSONS AS CREATED BY GRANTS RECORDED AS DOCUMENT NUMBERS 14340051 AND 14350991 WHICH SURVEY IS ATTACHED AS EXHIBIT "HAM" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95892605, AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

AND

UNIT C-8 IN HABERDASHER SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOT'S IN BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO AND PARTS OF LOT'S IN THE SUBDIVISION OF BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THIS THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH EASEMENTS FOR THE BENEFIT OF THE AFORESAID PROPERTY ON ADJOINING PROPERTY TO MAINTAIN CAISSONS AS CREATED BY GRANTS RECORDED AS DOCUMENT NUMBERS 14340051 AND 14350991, WHICH SURVEY IS ATTACHED AS EXHIBIT "AS" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95-892605, AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Property Address: 728 West Jackson Boulevard, Unit 107, Chicago, Illinois 60661
Permanent Index Number(s): 17-16-110-025-1279, 17-16-110-025-1363 and 17-16-110-025-1448

Dated this 22nd day of May, 2019.

S. Falmagne
(signature)

Zachary Richard
(signature)

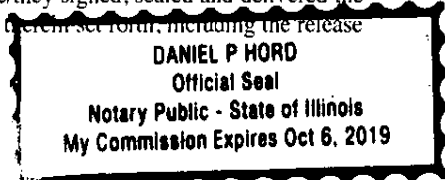
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State of Illinois)
County of Cook) SS.

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

Daniel P. Hord
(signature)



Given under my hand and notarial seal, this 22 day of May, 2019.

The undersigned party (ies) do hereby acknowledge and accept said beneficial interest and trusteeship subject to all provisions of said trust agreement.

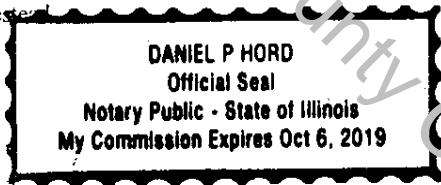
Dated this 22nd day of May, 2019

[Signature]
(signature)

S. Falmagne
(signature)

State of Illinois)
County of Cook) SS.

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



Daniel P. Hord
(signature)

Given under my hand and notarial seal, this 22 day of May, 2019.

NAME AND ADDRESS OF PREPARER:
Jayaraman Law
332 South Michigan Ave. 9th Floor
Chicago, IL 60604
312-722-6596

EXEMPT under provisions of ILCS 200/51-45(d),
Property Tax Code.
Date: _____

Buyer, Seller, or Representative

REAL ESTATE TRANSFER TAX	07-Jun-2019
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	07-Jun-2019
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-16-110-025-1279 | 20190601694032 | 1-474-027-424

17-16-110-025-1279 | 20190601694032 | 0-035-012-512

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

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QUIT CLAIM DEED EXHIBIT A

Percentage Interest for Tenancy in Common are to be observed as follows:

- Sophia Falmagne – a 65.79% interest owner;
- Zachary Richard, a 34.21% interest owner.

COOK COUNTY
RECORDER OF DEEDS

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Property 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: May 22, 2019

SIGNATURE: [Signature]
GRANTOR or AGENT

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

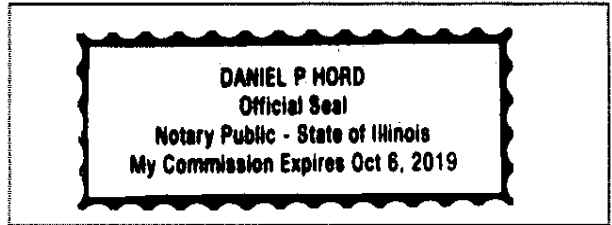
Subscribed and sworn to before me, Name of Notary Public:

ZACHARY RICHARD
By the said (Name of Grantor): and SOPHIA FALMAGNE

On this date of: 22nd May, 2019

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: May 22, 2019

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:

ZACHARY RICHARD
By the said (Name of Grantee): and SOPHIA FALMAGNE

On this date of: 22nd May, 2019

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)**)