

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTOR, **Aaron Kurjan**, of **9380 Rolling Ridge Dr, Traverse City, Michigan**, for the consideration of TEN AND NO/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to **KPO Properties LLC**, a Michigan Limited Liability Company, all interest in the following described real estate located in Cook County Illinois, commonly known as **1313 N Ritchie Court, Unit 506, Chicago IL 60610** and described as:



Doc# 1922434131 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/12/2019 01:01 PM PG: 1 OF 4

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-03-108-017-1178

Address of Real Estate: **1313 N Ritchie Court, Unit 506, Chicago IL 60610**

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

Date: 7/18/2019

This document is exempt from real estate transfer tax 35 ILCS 200/31-45(e).

Aaron Kurjan

Agent

Date

Prepared by airmail

RECORDED DEED TO: Drost Kivlahan McMahon & O'Connor, 11 S Dunton Ave, Arlington Heights IL 60005

TAX BILLS TO: KPO Properties LLC, PO Box 1759, Traverse City MI 49685-1759

* 9380 Rolling Ridge Dr., Traverse City, MI 49686

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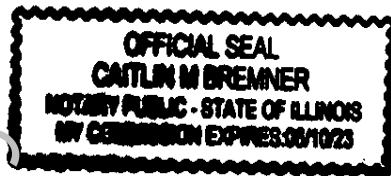
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STATE OF IL)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Aaron Kurjan**, 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 acknowledge that they signed, sealed and delivered the said instrument as their 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 notarial seal, this 18th day of July, 2019.

Caitlin M. Bremner
Notary Public



My commission expires: _____

REAL ESTATE TRANSFER TAX		12-Aug-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-03-108-017-1178 | 20190801649181 | 0-899-808-352

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


REAL ESTATE TRANSFER TAX		12-Aug-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-03-108-017-1178 | 20190801649181 | 1-017-183-328

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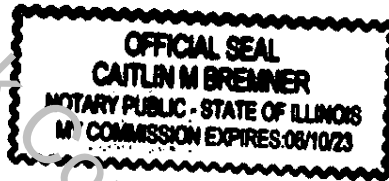
AFFIDAVIT STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their 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 of Illinois.

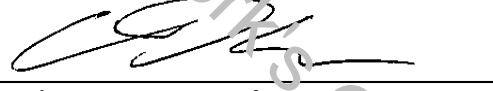
Dated: 18 of July, 2019 
Aaron Kurjan

Subscribed and sworn to before me by the said agent this 18th day
of July, 2019.

Caitlin M. Bremner
Notary Public



The grantee or his agents affirms that, to the best of his 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 of Illinois.

Dated: 18 of July, 2019 
KPO Properties LLC, a Michigan Limited
Liability Company,
By: Aaron Kurjan
Title: Managing Member

Subscribed and sworn to before me by the said agent this 18th day
of July, 2019.

Caitlin M. Bremner
Notary Public

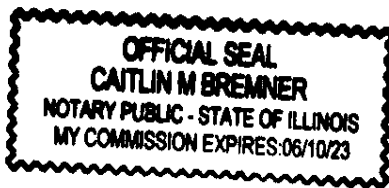


EXHIBIT A

The Land referred to in this Commitment is described as follows:

UNIT 506 IN RITCHIE COURT PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY ON THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 10 TO 14, INCLUSIVE, AND LOTS 1 TO 5, INCLUSIVE, IN BLOCK 2 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 10 WITH A LINE DRAWN PARALLEL TO AND 100 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SAID BLOCK 2; THENCE EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 100 FEET; THENCE SOUTHEASTERLY ON A LINE DRAWN PARALLEL TO AND 100 FEET (AS MEASURED ON THE NORTH AND SOUTH LINE OF SAID BLOCK 2) EAST OF THE WEST LINE OF SAID BLOCK 2, TO THE NORTH LINE OF SAID LOT 4; THENCE EAST ON SAID NORTH LINE OF LOT 4 TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 102 FEET (AS MEASURED ON THE NORTH AND SOUTH LINE OF SAID BLOCK 2) EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 161.50 FEET, (MEASURED 161.51 FEET RECORD) MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 1, WHICH IS 102 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 2 (BEING THE NORTH LINE OF EAST GOETHE STREET), A DISTANCE OF 102 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID BLOCK 2 (BEING THE EASTERLY LINE OF RITCHIE COURT), A DISTANCE OF 182.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 03081292 AND AMENDED BY DOCUMENT 94189912, AND AMENDED BY DOCUMENT 94790879, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 1313 North Ritchie Court, Unit 506, Chicago, IL 60610
PIN# 17-03-108-017-1178