

UNOFFICIAL COPY

IL1906228 1 of 5
QUIT CLAIM DEED



Doc# 1922713117 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2019 12:48 PM PG: 1 OF 5

THIS INDENTURE WITNESSETH, that the Grantors, NICK ROUSSOS, divorced and since remarried, and SUSAN J. TJARKSEN f/k/a SUSAN J. ROUSSOS, divorced and not since remarried, each of Cook County, Illinois (collectively, "Grantors"), for and in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, hereby CONVEY AND QUIT CLAIM unto 5121 SOUTH ELLIS LLC, an Illinois limited liability company ("Grantee"), with an address of 900 West Van Buren, Suite 105, Chicago, Illinois 60607

THE ABOVE SPACE FOR RECORDER'S USE ONLY

the following described real estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

This is not Homestead Property as to the Grantors named herein, each Grantor hereby waiving any right under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; and (b) covenants, conditions, easements, and restrictions of record.

Permanent Real Estate Index Number: 17-16-109-027-1003

Commonly Known As: 210 S. Desplaines Street, Unit 203 & P116
Chicago, Illinois 60661

Exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.



Nick Roussos, Grantor



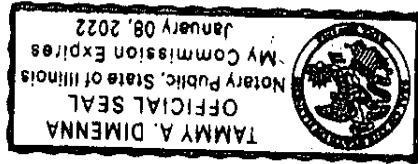
Susan J. Tjarksen f/k/a
Susan J. Roussos, Grantor

Dated: 7/10, 2019.

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4878723/1/18569.003



019

17-16-109-027-1003 | 20190801653477 | 0-149-357-152

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00



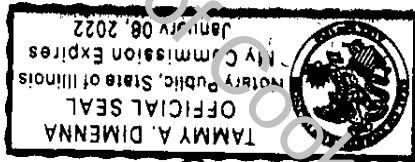
14-Aug-2019

REAL ESTATE TRANSFER TAX

Tammy Dimenna
Notary Public

GIVEN under my hand and Notarial Seal this 10 day of July, 2019.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Susan J. Tjarksen f/k/a Susan J. Roussos, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth hereby releasing and waiving all rights of homestead.



STATE OF ILLINOIS)
COUNTY OF COOK)
SS)

Tammy Dimenna
Notary Public

GIVEN under my hand and Notarial Seal this 10 day of July, 2019.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Nick Roussos, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth hereby releasing and waiving all rights of homestead.

STATE OF ILLINOIS)
COUNTY OF COOK)
SS)

Nick Roussos
Susan J. Tjarksen f/k/a Susan J. Roussos

17-16-109-027-1003 | 20190801653477 | 0-073-129-056

TOTAL: 0.00

CTA: 0.00

CHICAGO: 0.00

09-Aug-2019

REAL ESTATE TRANSFER TAX



IN WITNESS WHEREOF, this Quit Claim Deed is dated this 10 day of July, 2019.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 203 & P-1 16 IN THE EDGE LOFTS AND TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5,6,1, 8, AND 9 IN BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0430327071 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE EDGE LOFTS AND TOWER, RECORDED AS DOCUMENT NUMBER 0430327070.

Common Address: 210 S. Desplaines street, Uni 203 & P-1 16, Chicago, Illinois 60661

PIN(s): 17-16-109-027-1003

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4878723/1/18569.003

Property of Cook County Clerk's Office

Horwood Marcus & Berk Chartered
Kristin L. Dunlap, Esq.
500 West Madison Street, Suite 3700
Chicago, Illinois 60661

This Instrument Was Prepared by:

Horwood Marcus & Berk Chartered
Kristin L. Dunlap, Esq.
500 West Madison, Street, Suite 3700
Chicago, Illinois 60661

After Recording Mail to:

5121 South Ellis LLC
c/o Nikolaos Roussos, Manager
900 West Van Buren Street, Suite 105
Chicago, Illinois 60607

Send Subsequent Tax Bills to:

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent 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 and hold title to real estate under the laws of the State of Illinois.

Date: 8/13/19 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on :



[Signature]
Notary Public

The grantee or his 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, 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.

Date: 8/13/19 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]
Notary Public

NOTE: 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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]