

UNOFFICIAL COPY

QUIT CLAIM DEED

Statutory (ILLINOIS)  
Individual to LLC



Doc# 1924716028 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/04/2019 12:37 PM PG: 1 OF 4

Mail to:

Zadrozny Law Firm LLC  
2500 E Devon Ave, Suite 50  
Des Plaines, IL 60018

Name & Address of Taxpayers:

SA Estate Holdings, LLC  
1915 Catkin Circle  
Chesterton, IL 60304

RECORDER'S STAMP

THE GRANTOR, **SWATI AGARWAL**, divorced and not since remarried, of the Town of Chesterton, County of Porter, State of Indiana, and in consideration of TEN DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS to **SA ESTATE HOLDINGS, LLC**, an Illinois Limited Liability Company, all of right, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description:

See attached

Permanent Real Estate Index Number: 17-10-127-019-1352 (Unit 1703)  
17-10-127-019-1607 (Parking #344)

Commonly Known Address: 440 N Wabash, Unit 1703, Chicago, IL 60611

Subject to: Covenants, conditions, and restrictions of record, public and utility easements existing leases and tenancies; and General Taxes for 2019 and subsequent years.

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

Dated this 29<sup>th</sup> day of August, 2019.

SWATI AGARWAL

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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 **SWATI AGARWAL** personally known to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 19 day of August, 2019.

  
 \_\_\_\_\_  
 Notary Public





COOK COUNTY – ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, OF THE REAL ESTATE TRANSFER ACT.

<b>REAL ESTATE TRANSFER TAX</b>	04-Sep-2019
	<b>CHICAGO:</b> 0.00
	<b>CTA:</b> 0.00
	<b>TOTAL:</b> 0.00 *

17-10-127-019-1352 | 20190801672347 | 0-955-261-536

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

<b>REAL ESTATE TRANSFER TAX</b>	04-Sep-2019
 	<b>COUNTY:</b> 0.00
	<b>ILLINOIS:</b> 0.00
	<b>TOTAL:</b> 0.00

17-10-127-019-1352 | 20190801672347 | 0-297-595-488

This instrument was prepared by:  
 Artur Zadrozny, Bojczuk & Zadrozny LLC, 2500 E. Devon Ave. Suite 50, Des Plaines, IL 60018

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## LEGAL DESCRIPTION

### PARCEL 1:

UNITS 1703 AND P-344 IN THE PLAZA 440 PRIVATE RESIDENCES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 12 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0501339142, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 89572741 AS AMENDED BY DOCUMENT NUMBER 93070550, AND SUB-DECLARATION RECORDED AS DOCUMENT NUMBER 0501339141.

Property Address: 440 N WABASH AVE UNIT 1703 CHICAGO, IL 60610

Parcel ID Number: 17-10-127-019-1352 (Unit 1703)  
17-10-127-019-1607 (Parking #344)

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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: 8 | 29 | 20 19

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

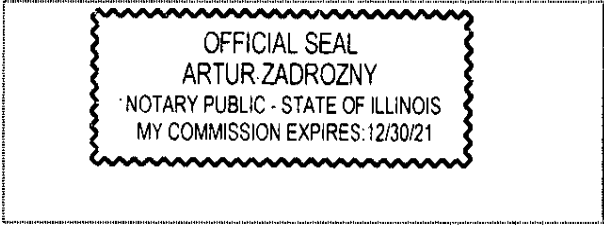
Subscribed and sworn to before me, Name of Notary Public: ARTUR ZADROZNY

By the said (Name of Grantor): SHATI AGARWAL

On this date of: 8 | 29 | 20 19

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: 8 | 29 | 20 19

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

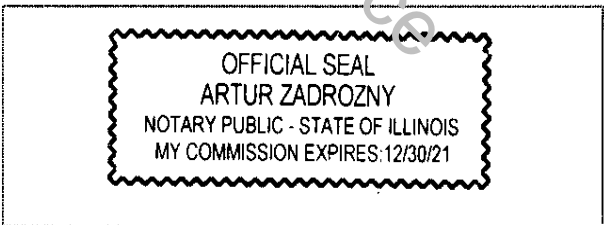
Subscribed and sworn to before me, Name of Notary Public: ARTUR ZADROZNY

By the said (Name of Grantee): SA ESTATE HOLDINGS LLC

On this date of: 8 | 29 | 20 19

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)**)