

# UNOFFICIAL COPY

Doc#: 1931922135 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/15/2019 01:25 PM Pg: 1 of 3

Dec ID 20191101642710

City Stamp 0-639-054-176

## QUIT CLAIM DEED ILLINOIS STATUTORY

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THE GRANTOR(S) **Angela Beckman** of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to **1430 W Grand Unit 3, LLC** an Illinois Limited Liability Company, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**PARCEL 1: UNIT NO. R-3 IN THE 1430 W. GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 22 IN BLOCK 13 IN GEORGE BICKERDICK'S ADDITION TO CHICAGO IN THE WEST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 29 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORD AS DOCUMENT NUMBER \*, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND STORAGE SPACE S-3, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER \*, IN COOK COUNTY, ILLINOIS.**

**SUBJECT TO:** Covenants, conditions and restrictions of record, Public and utility easements and roads and highways

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

Permanent Real Estate Index Number(s): 17-08-123-059-1003

Address(es) of Real Estate: 1430 W Grand Ave Unit 3 Chicago, IL 60642

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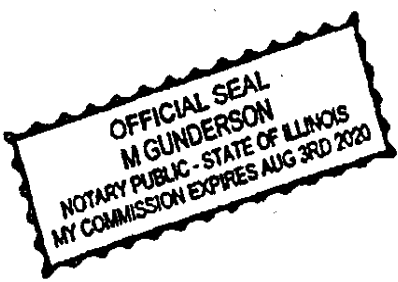
Dated This: October 7<sup>th</sup>, 2019

Angela Beckman  
Angela Beckman

STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Angela Beckman personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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.

Dated This: October 7<sup>th</sup>, 2019



[Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31-45,

REAL ESTATE TRANSFER TAX LAW

DATE: 10/7/2019  
Signature of Buyer, Seller or Representative

Prepared by:  
Michael J. Gunderson  
The Gunderson Law Firm  
2155 W. Roscoe St.  
Chicago, IL 60618

Name and Address of Taxpayer:  
1430 W Grand Unit 3, LLC  
3018 N Sawyer Ave  
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		13-Nov-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-08-123-059-1003   20191101642710   0-639-054-176		
* Total does not include any applicable penalty or interest due.		

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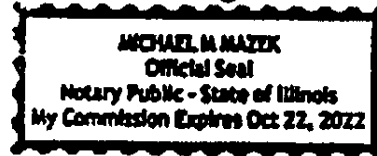
## STATEMENTS BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated 2/22/19, 2019.

Signature: *Erik Cabell*  
Grantor or Agent

Subscribed and sworn to before me  
by the said *Erik Cabell*  
this 22 day of Feb, 2019  
Notary Public *Michael Mazyk*



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.

Dated 2/22/19, 2019.

Signature: *Erik Cabell*  
Grantee or Agent

Subscribed and sworn to before me  
by the said *Erik Cabell*  
this 22 day of Feb, 2019  
Notary Public *Michael Mazyk*



**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 of a Class A misdemeanor for subsequent offenses.**

(Attach the Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)