

UNOFFICIAL COPY

QUIT CLAIM DEED



1934413048D

Grantors, JOHN DEWAN and SUSAN M. DEWAN, his wife, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim to DEWAN 23, LLC, an Illinois limited liability company, of 6543 North Tahoma Avenue, Chicago, Illinois 60646, the following described real estate in the County of Cook, State of Illinois:

Doc# 1934413048 Fee \$77.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/10/2019 12:36 PM PG: 1 OF 3

UNIT 310 AND P27 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARAMOUNT LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0603034034, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Identification Numbers: 17-18-215-019-1010 and 17-18-215-019-1256

Commonly known as: 1645 West Ogden Avenue, Unit 310, Chicago, Illinois 60612

Dated this 3rd day of December, 2019.

JOHN DEWAN

SUSAN M. DEWAN

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

Dated this 3rd day of December, 2019.

JOHN DEWAN

SUSAN M. DEWAN

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN DEWAN and SUSAN M. DEWAN, his wife, personally known to me to be the same persons whose names 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.

Given under my hand and notarial seal this 3rd day of December, 2019.



NOTARY PUBLIC

SY
P 3
S 1
M
SQ
F
WT


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**This Document Prepared by and
after Recording Mail to:**

MICHAEL P. RHOADES, ESQ.
RHOADES LEVY LAW GROUP P.C.
3400 Dundee Road, Suite 340
Northbrook, Illinois 60062
(847) 870-7600; Fax: (847) 380-2036



Mail Subsequent Tax Bills to:

DEWAN 23, LLC
6543 North Tahoma Avenue
Chicago, Illinois 60646

REAL ESTATE TRANSFER TAX		10-Dec-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-18-215-019-1010 | 20191201664508 | 0-159-925-600

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

REAL ESTATE TRANSFER TAX		10-Dec-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-18-215-019-1010 | 20191201664508 | 1-247-069-536

Property of Cook County Clerks 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 his agent, affirms that, to the best of 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: December 3, 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: DEBORAH ANN BALTAZAR
By the said **JOHN A. DEWAN**

On this date of December 3, 2019
NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or 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: December 3, 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: DEBORAH ANN BALTAZAR
By the said **JOHN A. DEWAN**

On this date of December 3, 2019
NOTARY SIGNATURE: [Signature]



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)**)