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Doc#. 2012607000 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/05/2020 08:30 AM Pg: 1 of 6

Dec ID 20200401661478

City Stamp 0-509-800-672

File Number: OS3290-20003783

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:

Title365
345 Rouser Road Bldg. 5
Coraopolis, PA 15108

Mail Tax Statements To: **Vikrant Sharma and Monica Sehgal: 1151 West Washington
Boulevard #106, Chicago, IL 60607**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
17-08-443-042-1020

QUITCLAIM DEED

Exempt: Section 35 ILCS 200/31-45(d): corrective deed

Vikrant Sharma and Monica Sehgal who erroneously took title as Monica Sehgal, hereinafter grantors, whose tax-mailing address is **1151 West Washington Boulevard #106, Chicago, IL 60607**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Vikrant Sharma and Monica Sehgal**, not as tenants in common nor as joint tenants but as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1151 West Washington Boulevard #106, Chicago, IL 60607**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows: Parcel A: Unit Number 106 in Block "X" Condominium as delineated on a survey of parts of the following described Parcel of real estate. Parcel 1: Lots 1 through 11 in carpenter and Strong's Resubdivision of Lots 1 to 10 in Subdivision of Block 47 in Carpenter's Addition to Chicago, being a Subdivision of the Southeast 1/4 of Section 8,

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Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Parcel 2: Lots 12, 13, 16, 17, 20, 21 and 24 in Carpenter Resubdivision of Block 47 in Carpenter's Addition to Chicago, being a Subdivision of the Southeast 1/4 of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Parcel 3: Lots 1 to 8 in the Subdivision of Lots 11, 14, 15, 18, 19, 22 and 23 in Carpenter Resubdivision of Block 47 in Carpenter's Addition to Chicago, being a Subdivision of the Southeast 1/4 of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. And all public alleys lying between the above referenced Parcels; Which survey is attached as an Exhibit to the Declaration of Condominium recorded as Document Number 98977346 together with its undivided percentage interest in the common elements. Parcel B: The exclusive right to the use of parking space P-38, a limited common element, as set forth in the Declaration of Condominium recorded as Document Number 98977346. Being the same property conveyed from Jonathan H. Beyer and Sara Jane Beyer, husband and wife, as tenants by the entirety to Vikrant Sharma and Monica Schgal, not as tenants in common nor as joint tenants but as tenants by the entirety by deed dated August 26, 2009 and recorded September 15, 2009 in Instrument No. 0925812032 of Official Records. APN: 17-08-443-042-1020
Property Address is: 1151 West Washington Boulevard #106, Chicago, IL 60607

Prior instrument reference: 0925812032

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

REAL ESTATE TRANSFER TAX

16-Apr-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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

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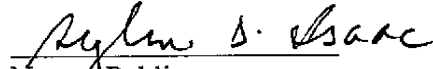
Executed by the undersigned on March 28th, 2020:

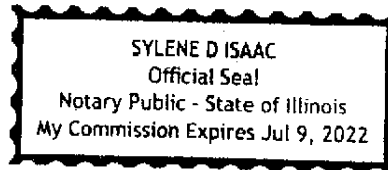


Vikrant Sharma

STATE OF ILLINOIS
COUNTY OF COOK


The foregoing instrument was acknowledged before me on MARCH 28, 2020 by **Vikrant Sharma** who is personally known to me or has produced DRIVER'S LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his her signature was his her free and voluntary act for the purposes set forth in this instrument.


Notary Public



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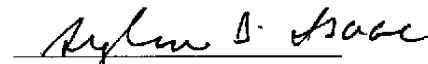
Executed by the undersigned on 3/28/, 2020:



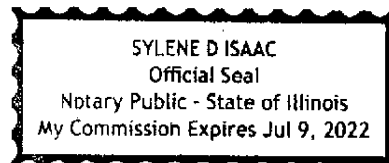
Monica Sehgal

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on MARCH 28, 2020 by **Monica Sehgal** who is personally known to me or has produced DRIVER'S LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public



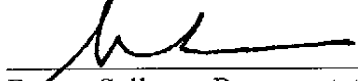
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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph d Section 31-45, Property Tax Code.

Date: 3/28/2020


Buyer, Seller or Representative

Property of Cook County Clerk's Office

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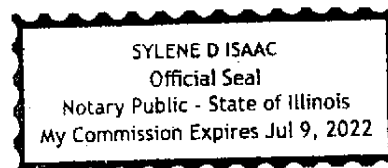
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 3/28/, 2020

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said GRANTOR
this 28th day of MARCH,
2020.



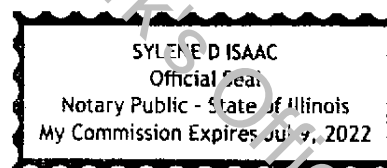
NOTARY PUBLIC Sylene D. Isaac

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 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 3/28/, 2020

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said GRANTEE S
This 28th day of MARCH,
2020.



NOTARY PUBLIC Sylene D. Isaac

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)