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QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2020221116 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/20/2020 11:32 AM Pg: 1 of 4

Dec ID 20200601600806
ST/CO Stamp 0-244-425-440
City Stamp 0-239-772-384

Mail to:

AVINASH KAUL

1524 S SAGAMON UNIT 401-5
CHICAGO, IL 60608

Name & Address of Taxpayer:

AVINASH KAUL

MANJU ANIRUDH KAUL

1524 S SANGAMON ST, UNIT #401-5
CHICAGO, IL 60608

(Space for Recorder's Use)

THE GRANTOR(S), AVINASH KAUL, a single man

of the CITY of CHICAGO, County of COOK State of ILLINOIS
for and in consideration of TEN (10.00) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and QUIT CLAIM(S) to
THE GRANTEE(S), AVINASH KAUL a single man (son) and MANJU ANIRUDH KAUL a married woman (mother)
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(Grantee's Address) 1524 S SANGAMON, UNIT 401-5

of the CITY of CHICAGO, County of COOK State of IL
in the form of ownership: JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

REAL ESTATE TRANSFER TAX	10-Jun-2020
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-20-232-050-1018 | 20200601600806 | 0-239-772-384

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

REAL ESTATE TRANSFER TAX	10-Jun-2020
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-20-232-050-1018 | 20200601600806 | 0-244-425-440

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois

Permanent Index Number(s): 17-20-232-050-1018

Property Address: 1524 S SANGAMON, CHICAGO, IL 60608

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EXHIBIT "A" Legal Description

PARCEL 1: UNIT 401-S IN THE UNIVERSITY VILLAGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH RANGE 14, EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SOUTH HALSTED STREET, AS A 66 FOOT RIGHT OF WAY, AND THE SOUTH LINE OF WEST 14TH PLACE (WRIGHT STREET); THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST ALONG AN ASSUMED BEARING, BEING SAID WEST LINE 575.01 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 776.11 FEET TO A POINT ON THE EAST LINE OF VACATED SOUTH SANGAMON STREET (PER DOCUMENT NUMBERS 94763032 AND 0010238993) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 280.74 FEET TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET; THENCE NORTH 01 DEGREES 44 MINUTES 25 SECONDS WEST ALONG SAID EAST LINE 152.79 FEET, TO A POINT ON A LINE LYING 152.79 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID RAILROAD; THENCE NORTH 88 DEGREES 25 MINUTES 02 SECONDS EAST ALONG LAST DESCRIBED PARALLEL LINE 194.33 FEET, TO A POINT ON A CURVE; THENCE SOUTHERLY 112.60 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 54 FEET, AND WHOSE CHORD BEARS SOUTH 69 DEGREES 39 MINUTES 47 SECONDS EAST 93.28 FEET TO A POINT ON THE EAST LINE OF SAID VACATED SOUTH SANGAMON STREET; THENCE SOUTH 01 DEGREES 43 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE 117.97 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL RIGHTS APPURTENANT TO THE FOREGOING PROPERTY PURSUANT TO THAT CERTAIN NONEXCLUSIVE AERIAL EASEMENT AGREEMENT DATED JUNE 26, 2001, AND RECORDED JUNE 28, 2001 AS DOCUMENT NUMBER 0010571142.

WHICH SURVEY IS ATTACHED AS EXHIBIT G TO THE DECLARATION OF CONDOMINIUM FOR THE UNIVERSITY VILLAGE LOFTS DATED JUNE 20, 2002, AND RECORDED JUNE 21, 2002, AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE A26-S, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME.

**THIS INSTRUMENT FILED FOR RECORD
BY ALLIANCE TITLE CORPORATION AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS
TO THE EFFECT UPON TITLE.**

ALLIANCE TITLE CORPORATION.

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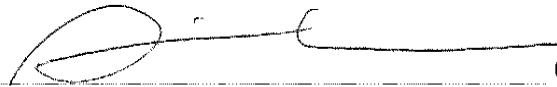
AMERICAN
LAND TITLE
ASSOCIATION



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Dated this 16 day of MAY, 2020

(Seal)



AVINASH KAUL (Seal)

(Seal)

(Seal)

(NOTE: Please type or print names below all signatures.)


STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

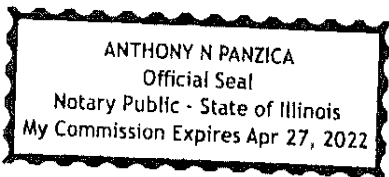
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
AVINASH KAUL A UNMARRIED MAN

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 notarial seal this 16 day of MAY, 2020


(Seal)


ANTHONY N PANZICA Notary Public
My commission expires: 4/27/2022



COOK COUNTY ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
ANTHONY N. PANZICA
ATTORNEY AT LAW
2510 W IRVING PARK ROAD STE A
CHICAGO, IL 60618

or
Exempt under provisions of Paragraph **E**
Section 4, Real Estate Transfer Tax Act.
Date: MAY 16 2020


AVINASH KAUL
Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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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: 05 | 16 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT
Avinash Kaul

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

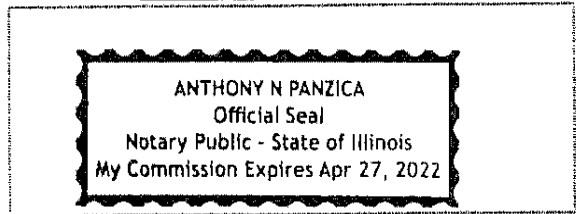
Subscribed and sworn to before me, Name of Notary Public: ANTHONY N PANZICA

By the said (Name of Grantor): Avinash kaul

On this date of: 05 | 16 | 2020

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: 05 | 16 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT
AVINASH KAUL

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

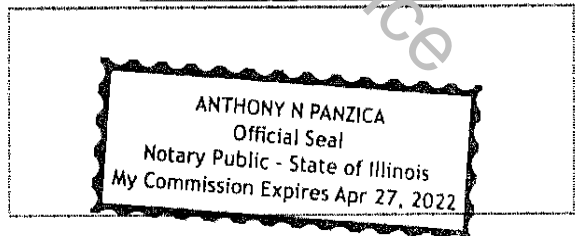
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): AVINASH KAUL

On this date of: 05 | 16 | 2020

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)**)