

# UNOFFICIAL COPY

Quit Claim DEED  
ILLINOIS STATUTORY

Doc#: 2034606110 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/11/2020 12:08 PM Pg: 1 of 3

Dec ID 20201101658236

City Stamp 2-020-809-696

THE GRANTOR(S), Prague Realty, LLC, an Illinois Limited Liability Company, with its principal place of business, in the City of Basking Ridge, County of Somerset, State of New Jersey for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim to Prague Realty 3, LLC, an Illinois Limited Liability Company, of 14 Stone Creek Ln., Basking Ridge, NJ 07920, of the County of Somerset, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 2706 AND PARKING UNIT P-553 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 17-16-238-028-1621/17-16-238-028-1612  
Address(es) of Real Estate: 235 W. Van Buren St., Unit 2706 & P553, Chicago, IL 60607

**SUBJECT TO:**

Covenants, conditions and restrictions of record and building lines and easements, zoning laws and ordinances, if any, general real estate taxes for the year 2020 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the years, the Condominium Declarations and By-Laws, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

# UNOFFICIAL COPY

Dated this 23 day of Oct, 2020

*Ratna Gupta, Trustee*

By: Ratna Gupta, Trustee of the Ratna Gupta Revocable Trust dated 11/3/10

STATE OF NJ, COUNTY OF Somerset ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ratna Gupta, trustee of the Ratna Gupta Revocable Trust dated 11/3/10, member of Prague Realty LLC, personally known to me to be the same person(s) whose name(s) is 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, and as the free and voluntary act of said LLC, 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 23 day of Oct, 2020

*[Signature]*


(Notary Public)

EXEMPT UNDER PROVISION OF PARAGRAPH e, SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

**HIREN SHYANI**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 2429896  
MY COMMISSION EXPIRES FEB, 11, 2023

Date: 10/23/20

Signed: [Signature]  
Seller, Buyer, Attorney

REAL ESTATE TRANSFER TAX		13-Nov-2020
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

17-16-238-028-1621 | 20201101658236 | 2-020-809-696  
\* Total does not include any applicable penalty or interest due.

**Prepared By:**  
Angela Koconis-Gibson  
Attorney At Law  
4854 N. Kedvale  
Chicago, IL 60630

**Mail To:**  
Angela Koconis-Gibson  
Attorney At Law  
4854 N. Kedvale  
Chicago, IL 60630

**Name & Address of Taxpayer:**  
Prague Realty 3 LLC  
14 Stone Creek Ln.  
Basking Ridge, NJ 07920

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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 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 Oct - 23, 2020

Signature:   
Ratna Gupta Grantor

Subscribed and sworn to before  
Me by the said Ratna Gupta  
this 23 day of Oct,  
2020.

**HIREN SHYANI**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 2429896  
MY COMMISSION EXPIRES FEB. 11, 2023

NOTARY PUBLIC 

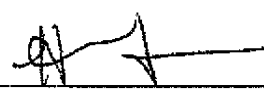
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 Oct - 23, 2020

Signature:   
Ratna Gupta Grantee

Subscribed and sworn to before  
Me by the said Ratna Gupta  
This 23 day of Oct,  
2020.

**HIREN SHYANI**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 2429896  
MY COMMISSION EXPIRES FEB. 11, 2023

NOTARY PUBLIC 

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.)