

UNOFFICIAL COPY



2035334045D

Doc# 2035334045 Fee \$88.00

Millennium Title Group Ltd.
20-11360FA
This instrument prepared by:
Attorney Rebecca Scanlon
10030 W. 190th Place
Mokena, Il. 60448

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/18/2020 12:13 PM PG: 1 OF 5

Mail Tax Bills To:
Kevin R O'Leary
1524 S. Sangamon St #412S
Chicago, Il 60608

After Recording Mail To:
Kevin R O'Leary
1524 S. Sangamon St #412S
Chicago, Il 60608

Quit Claim Deed
Statutory (Illinois)

THE GRANTOR(S) Kevin Richard O'Leary married to Yue Tu, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND QUIT CLAIM to Kevin Richard O'Leary and Yue Tu, husband and wife, as Tenants by the Entirety of 1524 S. Sangamon St. #412S, Chicago, IL 60608, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 17-20-232-050-1029

Property Address: 1524 S. Sangamon St. #412S, Chicago, IL 60608

This transaction is Exempt under Section 4 Par E of the Real Estate Transfer Tax Act.

(X) [Signature] 09-09-2020
Seller/Buyer/Representative Date

Millennium Title Group, Ltd.

File No.: 20-11360

Dated this 09 day of SEPTEMBER, 2020

(X) [Signature]

(X) [Signature]

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SC —
E —
INT SJ3

18/5

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Kevin Richard O'Leary

Yue Tu

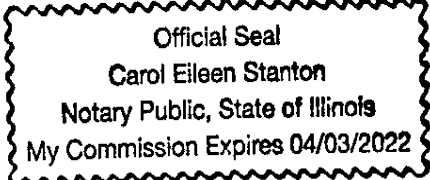
STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kevin Richard O'Leary married to Yue Tu, personally known to me to be the same person(s) whose name(s) is/are 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 9 day of September, 2020.

Carol Eileen Stanton
Notary Public



My commission expires: 4/3/2022



REAL ESTATE TRANSFER TAX		09-Nov-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-20-232-050-1029 | 20201001646121 | 0-073-149-408

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

REAL ESTATE TRANSFER TAX		16-Nov-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-20-232-050-1029 | 20201001646121 | 1-325-685-728

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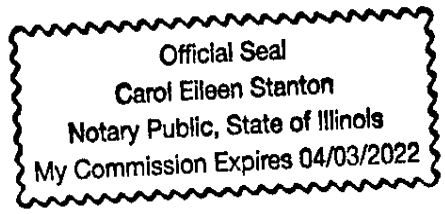
STATE OF ILLINOIS)
)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Yue Tu, married to Kevin Richard O'Leary personally known to me to be the same person(s) whose name(s) is/are 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 9 day of September, 2020.

Carol Eileen Stanton
Notary Public

My commission expires: 4/3/2022



Property of Cook County Clerk's Office

30/5

UNOFFICIAL COPY *4/16/14***EXHIBIT A**

Parcel 1: Unit 412-S in the University Village Lofts Condominium as delineated and undefined 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 230.74 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 Non Exclusive 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 B45, as delineated and defined in the aforesaid Plat of Survey attached to the aforesaid declaration recorded as document number 0020697460, as amended from time to time.

4/16/14

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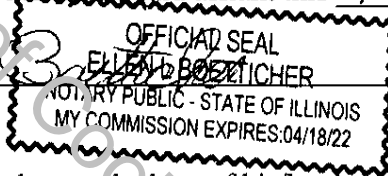
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her 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 of 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 authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 9/9/2020 Signature: Kirsten Hellocker
Grantor or Agent

Subscribed and sworn to before me by the said affiant this 9th day of Sept, 2020

Notary Public: [Signature]

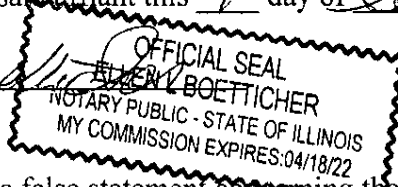


The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business of acquire and hold title to real 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 authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 9/2/2020 Signature: Kirsten Hellocker
Grantee or Agent

Subscribed and sworn to before me by the said affiant this 9th day of Sept, 2020

Notary Public: [Signature]



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 offence and of a Class A misdemeanor for subsequent offenses.

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