

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**Quit Claim DEED**  
**ILLINOIS STATUTORY**  
JOINT TENANTS



Doc# 2100622040 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/06/2021 02:01 PM PG: 1 OF 4

THE GRANTOR(S), Avinash Mantha, a bachelor, of the City of Forest Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim to Caitlin Crissey, an unmarried woman and Avinash Mantha, a bachelor, as joint tenants 220 Des Plaines Avenue #D, Forest Park IL 60130 of the County of Cook, all interest in the following described Real Estate situated in the City of Forest Park, County of Cook in the State of Illinois, to wit:

**PARCEL 1:**

LOT 5 IN LINCOLN COURT LOFT TOWNHOMES RESUBDIVISION (PHASE I) OF LOT 23 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOT 24 IN BRUHN'S SUBDIVISION OF BLOCK 22(EXCEPT THE SOUTH 68.60 FEET THEREOF) IN RAILROAD ADDITION TO TOWN OF HARLEM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE LINCOLN COURT LOFTS TOWNHOMES RECORDED MAY 17, 2002 AS DOCUMENT 0020567670.

**SUBJECT TO:**

Covenants, conditions and restrictions of record

*EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45 REAL ESTATE TRANSFER TAX LAW DATE: 12/24/20*  
*[Signature]*

Permanent Real Estate Index Number(s): 15-12-430-040-0000  
Address(es) of Real Estate: 220 Des Plaines #D, Forest Park, IL 60130

Dated this 24th day of DECEMBER, 2020

[Signature]  
Avinash Mantha

**EXEMPT**  
VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE  
No. **8493**  
12-28-2020 *SK*  
Approved/Date

REAL ESTATE TRANSFER TAX		06-Jan-2021
COUNTY:		0.00
ILLINOIS:		0.00
<b>TOTAL:</b>		<b>0.00</b>

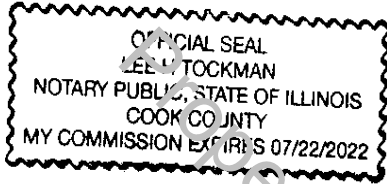
15-12-430-040-0000 | 20201201698697 | 0-028-917-776

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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, CERTIFY THAT Avinash Mantha, 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 they signed, sealed and delivered the said instrument as 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 official seal, this 24<sup>th</sup> day of DECEMBER, 2020



[Signature] (Notary Public)

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**Prepared By:** Lee Tockman  
53 West Jackson Suite 1540  
Chicago, IL 60604

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**Mail To:**

Avinash Mantha  
220 Des Plaines  
Forest Park, IL 60130

**Name & Address of Taxpayer:**  
Caitlin Crissey, Avinash Mantha  
220 Des Plaines  
Forest Park, IL 60130

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

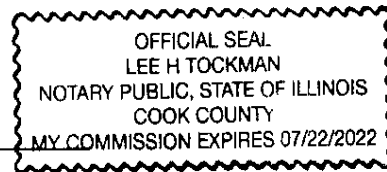
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 12/24/20

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID AVINASH H MANTHA  
THIS 24<sup>th</sup> DAY OF DECEMBER,  
2020.

NOTARY PUBLIC [Handwritten Signature]



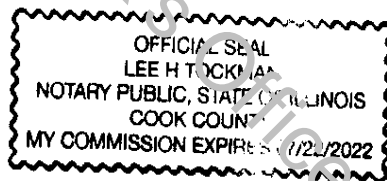
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 12/24/2020

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID AVINASH MANTHA  
THIS 24<sup>th</sup> DAY OF DECEMBER,  
2020.

NOTARY PUBLIC [Handwritten 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 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.]

# UNOFFICIAL COPY



## REAL ESTATE TRANSFER STAMP APPLICATION IN THE VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS

### CHECK APPROPRIATE BOXES

Residential     Commercial     Multi-unit \_\_\_\_\_ No. of units  
 Declaration     Exemption (circle below)     Condo Unit     Vacant Land

### INSTRUCTIONS

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers) or one of the grantors (sellers), and presented to the Office of the Village Clerk, 517 Desplains Ave., Forest Park, IL or other designated agent at the time the property compliance stamp is issued. The stamp must be affixed upon the original deed when the deed is recorded with Cook County.
- 2) The full actual amount of consideration of the transaction must be on the Illinois Tax declaration (PTAX) and a completed and signed copy of the PTAX and deed must be submitted with this form.
- 3) For more information, please call 708-366-2327 and select "0" to be directed to the Clerk's Office.

Address of Property: 220 DesPlaines #D Forest Park IL 60130

Permanent Property Index No.: 15-12-430-040-0000

Type of Sale     Short     Foreclosure     Direct

Type of Deed: QUIT CLAIM    Date of Deed: 12/24/20

The Village of Forest Park does not require the Certificate of Compliance inspection for unimproved properties and those properties exempt from the transfer tax under 35 ILCS 200/31-45, including but not limited to:

### EXEMPTIONS

- Deeds to or trust documents relating to property acquired to or from any governmental body or property acquired to or from any organization organized and operated exclusively for charitable, religious or educational uses
- Deeds or trust documents that secure debt or other obligation
- Deeds or trust documents that, without additional consideration, confirm, correct, modify, or supplement a deed or trust document previously recorded.
- Deeds or trust documents where the actual consideration is less than \$100
- Tax deeds
- Deeds or trust documents that release property that is security for a debt or other obligation
- Deeds of partition
- Other (specify) \_\_\_\_\_

You may be required to provide certain evidence setting forth facts to substantiate the exemption.

[Signature]  
GRANTEE

[Signature]  
GRANTOR