

UNOFFICIAL COPY



2102119053D

Doc# 2102119053 Fee \$88.00

QUIT CLAIM DEED (Illinois)

THE GRANTOR,
JAMES P. LARWETH, an individual, for and in consideration of Ten Dollars & No Cents (\$10.00) in hand paid, CONVEYS and QUIT CLAIMS to **SAALBACH, LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 5441 Marleon Drive, Windermere, FL 34786, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 01/21/2021 01:59 PM PG: 1 OF 4

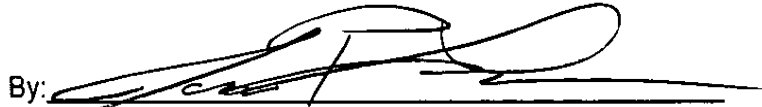
RECORDER'S STAMP

Unit Number 2N on the Survey of the following described parcel of real estate: Lots 45 and 46 (Except the West 50 feet of said lots) in the subdivision of Block 1 in the subdivision of the south 1/2 of Block 8 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership of 2232-34 North Bissell Building made by Aetna Bank as Trustee under Trust Agreement dated September 21, 1978 and known as Trust Number 10-2468 and recorded in the office of the Cook County Recorder on March 13, 1979 as Document 24878287; together with and undivided 16.929 percent interest in the common elements, as described in said Declaration (excepting therefrom the property and space comprising all the units as defined and set forth in said Declaration and Survey).

P.I.N.: 14-32-209-057-1003
Address: 2234 N. Bissell St., #2N, Chicago, IL 60614

The Grantor represents and warrants that the subject real estate is not subject to the Illinois Homestead laws.

IN WITNESS WHEREOF, said Grantor has set his hand this 14th day of July, 2020.

By: 
JAMES P. LARWETH, Grantor

REAL ESTATE TRANSFER TAX	21-Jan-2021
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



-1-

14-32-209-057-1003 | 20201201686432 | 1-621-282-832

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

UNOFFICIAL COPY

STATE OF Florida)
) SS:
COUNTY OF Orange)

I, the undersigned, a Notary Public in and for said County, in said State aforesaid, DO HEREBY CERTIFY that James P. Larweth, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of July, 2020.



JESSICA L. ROBERTSON
Commission # G-915796
Expires January 23, 2024
Bonded Thru Budget Notary Service

Jessica Robertson
Notary Public

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

Robert O. Middleton, Esq.
Nisen & Elliott, LLC
200 W. Adams Street, Suite 2500
Chicago, Illinois 60606-5232

COOK COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) SECTION 4, REAL ESTATE TRANSFER ACT

James P. Larweth
Buyer, Seller or Representative

DATE: July 23, 2020

Send Subsequent Tax Bills to:

Saalbach, LLC
5441 Marleon Drive
Windermere, Florida 34786

UNOFFICIAL COPY

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: 9 | 9 | 2020

SIGNATURE: Margaret J. Gately
GRANTOR or AGENT

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:

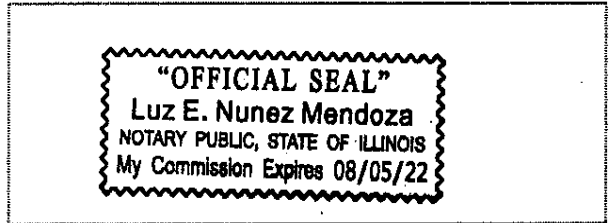
Luz E. Nunez-Mendoza

By the said (Name of Grantor): Margaret J. Gately

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 9 | 2020

NOTARY SIGNATURE: Luz E. Nunez-Mendoza



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: 9 | 9 | 2020

SIGNATURE: Margaret J. Gately
GRANTEE or AGENT

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:

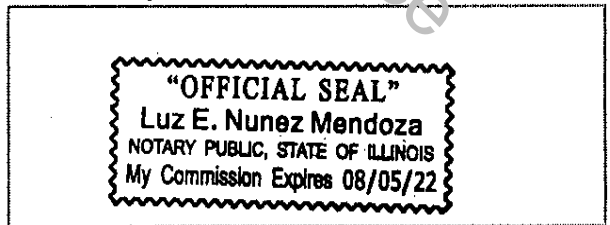
Luz E. Nunez-Mendoza

By the said (Name of Grantee): Margaret J. Gately

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 9 | 2020

NOTARY SIGNATURE: Luz E. Nunez-Mendoza



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)**)

UNOFFICIAL COPY

COOK COUNTY RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

REAL ESTATE TRANSFER TAX	21-Jan-2021
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



14-32-209-057-1003 | 20201201686432 | 0-709-830-672

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office