

# UNOFFICIAL COPY

Doc#: 2102542077 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/25/2021 11:09 AM Pg: 1 of 4

Dec ID 20201201697945  
ST/CO Stamp 0-281-399-264  
City Stamp 0-172-449-760

**QUITCLAIM DEED** DD2050935IL/RTCC

**GRANTOR**, MARIUS MORKVENAS, a married man, who acquired title as a single man (herein, "Grantor"), whose address is 1555 N. Dearborn, Unit 5D, Chicago, IL 60610, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, HCMM GROUP LLC - 1345 S WABASH AVE 904, an Illinois limited liability company (herein, "Grantee"), whose address is 1555 N. Dearborn, Unit 5D, Chicago, IL 60610, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1345 S. Wabash St., Unit 904, & Parking Unit P-72, Chicago, IL 60605

Permanent Index Number: 17-22-104-038-1050  
17-22-104-038-1173

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 16 day of December 20 21

**When recorded return to:**  
HCMM GROUP LLC - 1345 S  
WABASH AVE 904  
1555 N. DEARBORN, UNIT 5D  
CHICAGO, IL 60610

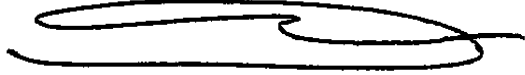
**Send subsequent tax bills to:**  
HCMM GROUP LLC - 1345 S  
WABASH AVE 904  
1555 N. DEARBORN, UNIT 5D  
CHICAGO, IL 60610

**This instrument prepared by:**  
LEILA L. HALE, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
320 W OHIO ST. #3E  
CHICAGO, IL 60654

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GRANTOR



MARIUS MORKVENAS

STATE OF IL  
COUNTY OF COOK

This instrument was acknowledged before me on 12-16-2020, by MARIUS MORKVENAS.

[Affix Notary Seal]

Notary Signature: 

Printed name: JOAN LOWERY

My commission expires: 12/28/22



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100



Signature of Buyer/Seller/Representative

12-16-2020

Date

Clerk's Office

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## STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his 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 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 12/16 2020 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before

Me by the said \_\_\_\_\_  
this 16 day of December, 2020  
Notary Public [Signature]

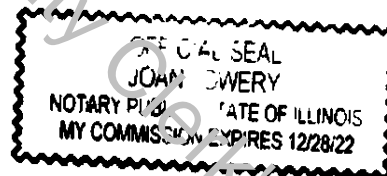


The grantee or his agent affirms that to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/16 2020 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before

Me by the said \_\_\_\_\_  
this 16 day of December, 2020  
Notary Public [Signature]



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## EXHIBIT A

[Legal Description]

UNIT 904 AND PARKING UNIT P-72 IN THE 1345 S. WABASH CONDOMINIUMS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 2015 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 15119172, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*