

# UNOFFICIAL COPY

PREPARED BY:  
BRIDGET MAUL  
SCHILLER DUCANTO & FLECK, LLP  
200 N. LASALLE ST. 30<sup>TH</sup> FLOOR  
CHICAGO, IL 60601



Doc# 2102715063 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/27/2021 02:03 PM PG: 1 OF 6

**MAIL TAX BILL TO:**

JOHN PRUBAN  
118 E. ERIE ST. UNIT 15C  
CHICAGO, IL 60611

*2012099 1/2*

**MAIL RECORDED DEED TO:**

JOHN PRUBAN  
118 E. ERIE ST. UNIT 15C  
CHICAGO, IL 60611

## QUITCLAIM DEED

THE GRANTOR(S), JOHN PRUBAN, divorced and not since remarried, of the City of Chicago, State of Illinois and CHRISTINE PRUBAN, divorced and not since remarried, of the Village of Arlington Heights, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) to JOHN PRUBAN, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

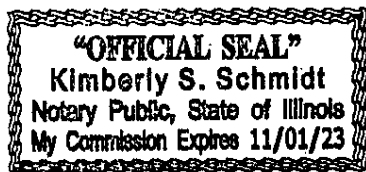
Dated this 20<sup>th</sup> Day of MARCH 2020

By: *John Pruban*  
JOHN PRUBAN

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 JOHN PRUBAN, 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. \$ Y  
P 6  
S 1

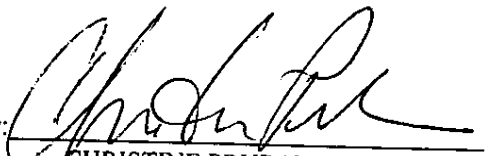
Given under my hand and notarial seal, this 20<sup>th</sup> Day of March 2020



*Kimberly S. Schmidt* SC Y  
Notary Public E Y

My commission expires: 11/01/2023 INT 0

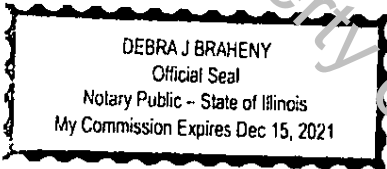
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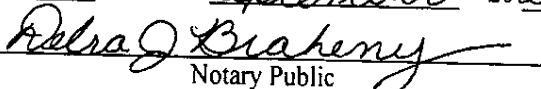
By:   
CHRISTINE PRUBAN

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 CHRISTINE PRUBAN, 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 22nd Day of September 2020

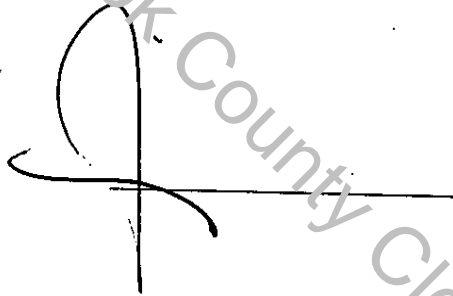




  
Notary Public


My commission expires: 12/15/21

Exempt under the provisions of  
35 ILCS 200/31-45 Paragraph E  
Illinois Real Estate Transfer Tax Law  
11-12-2020

Signature of Seller, Buyer, or Attorney:



REAL ESTATE TRANSFER TAX		20-Nov-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
17-10-109-021-1026		20201101662522   0-465-766-368	

REAL ESTATE TRANSFER TAX		20-Nov-2020	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00
17-10-109-021-1026		20201101662522   1-338-345-440	

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

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## Exhibit A Legal Description of Real Estate

PARCEL 1: UNIT NUMBER 15C IN THE RESIDENCES CONDOMINIUM ON THE MAGNIFICENT MILE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST 1/2 OF BLOCK 41 (EXCEPT THE EAST 75 FEET THEREOF) IN KINZIE'S ADDITION, BEING A SUBDIVISION OF THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH AND EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AND OTHER PROPERTY FOR ALLEY, BUILDING FOOTINGS AND FUEL TANKS AS CREATED BY AND GRANTED IN DOCUMENT NUMBERS 12899949 AND 14659909, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1305145869, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: PARKING UNIT 605 IN THE 670 PARKING CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1305145970, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 15, 2013 AS DOCUMENT NUMBER 1304622102.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Address 118 East Erie Street, Unit 15C and Parking Unit 605, Chicago, Illinois 60611

PIN 17-10-109-021-1026 and 17-10-109-020-1060

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## 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: MARCH 20, 2020

SIGNATURE: *John Pruban*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

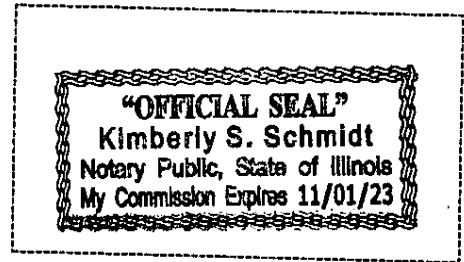
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): JOHN PRUBAN

On this date of: 20<sup>th</sup> March, 2020

NOTARY SIGNATURE: *Kimberly S. Schmidt*

**AFFIX NOTARY STAMP BELOW**



Property of Cook County Clerk's Office

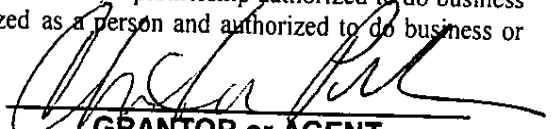
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**GRANTOR SECTION**

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:** SEPT 22, 2020

**SIGNATURE:**

  
**GRANTOR or AGENT**

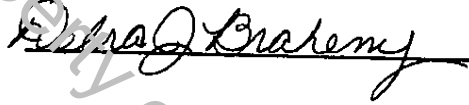
**GRANTOR NOTARY SECTION:** The below section is to be completed by the **NOTARY** who witnesses the **GRANTOR** signature.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

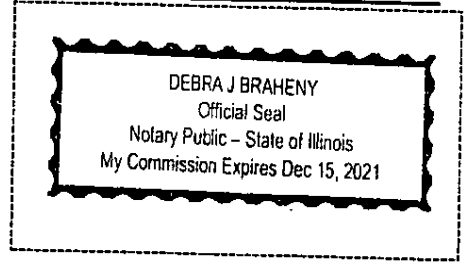
By the said (**Name of Grantor**): CHRISTINE PRUBAN

On this date of: Sept. 22, 2020

**NOTARY  
SIGNATURE:**



**AFFIX NOTARY STAMP BELOW**



Property of Cook County Clerk's Office

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**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: MAR 20, 2020

SIGNATURE: *John Pruban*  
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:

By the said (Name of Grantee): JOHN PRUBAN

On this date of 20<sup>th</sup> March, 2020

NOTARY SIGNATURE: *Kimberly Schmidt*

**AFFIX NOTARY STAMP BELOW**



**CRIMINAL LIABILITY NOTICE**

Pursuant to Section 55 ILCS 5/3-5/20(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