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Doc#: 2103239459 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2021 03:41 PM Pg: 1 of 6

2044627 R/RTC

QUITCLAIM DEED

Dec ID 20210101603993
ST/CO Stamp 1-699-708-896
City Stamp 0-938-049-504

GRANTOR, RYAN PODGES, who acquired title as RYAN A. PODGES, an unmarried man, whose address is 2300 North Commonwealth Avenue Unit 5I, Chicago, IL 60614, and PATRICK B. PODGES, a married man, whose address is 34936 Bunker Hill Drive, Farmington Hills, MI 48331 (together herein, "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, RYAN PODGES, an unmarried man (herein, "Grantee"), whose address is 2300 North Commonwealth Avenue Unit 5I, Chicago, IL 60614, 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: 2300 North Commonwealth Avenue Unit 5I, Chicago, IL 60614

Permanent Index Number: 14-33-200-017-1045

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. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

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 7th day of December 2020.

When recorded return to:

RYAN PODGES
2300 NORTH COMMONWEALTH
AVENUE UNIT 5I
CHICAGO, IL 60614

Send subsequent tax bills to:

RYAN PODGES
2300 NORTH COMMONWEALTH
AVENUE UNIT 5I
CHICAGO, IL 60614

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

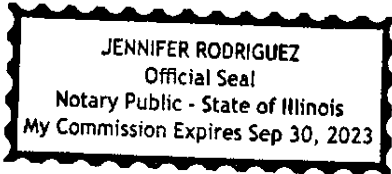
Ryan A. Podges
RYAN PODGES, who acquired title as RYAN A. PODGES

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on December 7, 2020 by RYAN PODGES, who acquired title as RYAN A. PODGES.

[Affix Notary Seal]

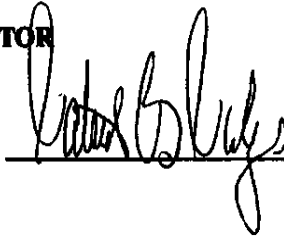
Notary Signature: *Jennifer Rodriguez*
Printed name: Jennifer Rodriguez
My commission expires: 9-30-2023



Property of Cook County Clerk's Office

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GRANTOR

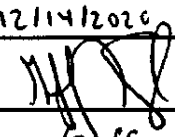


PATRICK B. PODGES

STATE OF Michigan
COUNTY OF Oakland

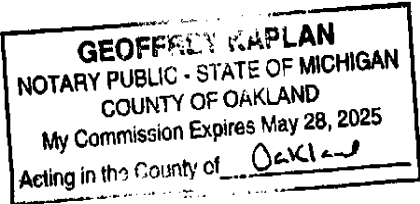
This instrument was acknowledged before me on 12/14/2020, by PATRICK B. PODGES.

[Affix Notary Seal]

Notary Signature: 

Printed name: Geoffrey Kaplan

My commission expires: May 28, 2025



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

12/17/2020
Date

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STATEMENT BY GRANTOR AND GRANTEE

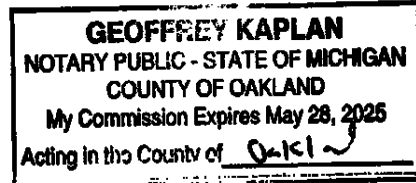
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 12/14/2020

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 14 day of December, 2020.

Notary Public [Handwritten Signature]



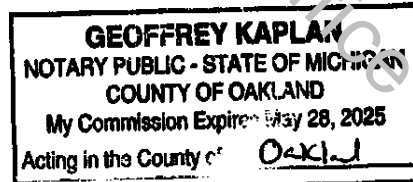
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 12/14/2020

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantor this 14 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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

PARCEL 1:

UNIT 51, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2300 COMMONWEALTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2005 AS DOCUMENT NUMBER 0531110317, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE USE FOR THEIR INTENDED PURPOSES OF ALL FACILITIES EXISTING AT THE DATE OF SAID SUPPLEMENT LOCATED IN THE APARTMENT BUILDING PARCEL AND CONNECTED TO FACILITIES LOCATED IN THE SHOPPING CENTER PARCEL, AND LOCATED IN THE SHOPPING CENTER PARCEL AND CONNECTED TO FACILITIES LOCATED IN THE APARTMENT BUILDING PARCEL, RESPECTIVELY, AS CONTAINED IN THE SUPPLEMENT TO THE AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED NOVEMBER 22, 1991 AS DOCUMENT NUMBER 91616961.

PARCEL 3:

EASEMENT RIGHTS APPURTENANT TO PARCEL 1 FOR THE USE OF S-28, LIMITED COMMON ELEMENTS AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2005 AS DOCUMENT NUMBER 0531110317, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor Ryan Podges.
This property is not the homestead real property of grantor Patrick B. Podges.

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

20-041466 (LB)

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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.

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