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Doc#: 2107006185 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/11/2021 02:44 PM Pg: 1 of 3

QUITCLAIM DEED ILLINOIS STATUTORY

Dec ID 20210201648559
ST/CO Stamp 1-977-760-784
City Stamp 1-010-408-464

THE GRANTOR, **Jeffrey S. Gross**, married to Kristine E. Gross, of 9533 Tartan Ridge Court, Dublin, Union County, Ohio, for and in consideration of the sum of TEN and 00/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS and QUITCLAIMS** to **Jeffrey S. Gross, as Trustee of the Jeffrey S. Gross Trust, dated September 4, 2019**, of 9533 Tartan Ridge Court, Dublin, Union County, Ohio, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1:

Unit No. 2007 in the Gold Coast Galleria Condominium as delineated on a Survey of the following described Real Estate: Parts of Lots in Fay's Subdivision of Block 14 in Bushnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, 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 08139816 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:


Easements for Support, Entry, Ingress and Egress, Use and Enjoyment for the benefit of Parcel 1 as created by the Grant and Reservation of Easements recorded as Document Number 08139817.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 17-04-422-039-1174

Address of Real Estate: 111 West Maple Street, Unit 2007, Chicago, Illinois 60607

Dated this 26 day of January 2021.



Jeffrey S. Gross

Accommodation
FIDELITY NATIONAL TITLE FCHI2100173RE

1 of 2

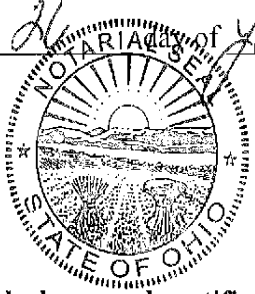
UNOFFICIAL COPY

STATE OF Ohio)
)
 COUNTY OF Franklin)^{SS}

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey S. Gross, 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of January, 2021.

Christina M. Yoder
 Notary Public





CHRISTINA M. YODER
 Notary Public, State of Ohio
 My Commission Expires 04-18-2022

The undersigned, the Grantor, hereby declares and certifies that the foregoing represents a transaction exempt under the provisions of 35 ILCS 200/31-45, Paragraph D, Section 4, Real Estate Transfer Tax Act.


Jeffrey S. Gross
 Jeffrey S. Gross

1-26-21
 Date

Prepared By And After Recording Mail To:
 John Sawin
 SAWIN LAW FIRM, LTD.
 55 West Wacker Drive, Suite 900
 Chicago, Illinois 60601

REAL ESTATE TRANSFER TAX		24-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-04-422-039-1174 20210201648559 1-977-760-784		

Name and Address of Taxpayer:
 Jeffrey S. Gross, as Trustee
 9533 Tartan Ridge Court
 Dublin, Ohio 43017-8929

REAL ESTATE TRANSFER TAX		24-Feb-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-04-422-039-1174 20210201648559 1-010-408-464		

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

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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: 1 | 26 | 21

SIGNATURE: [Signature]
GRANTOR or AGENT

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

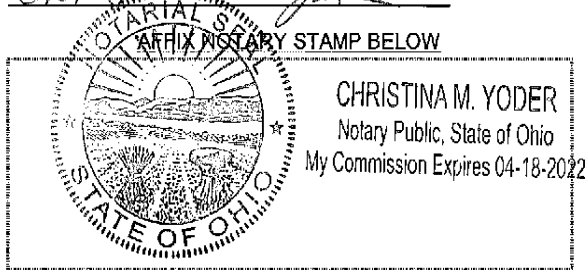
Subscribed and sworn to before me, Name of Notary Public:

Christina M Yoder

By the said (Name of Grantor): Jeffrey S. Gross

On this date of: 26 | Jan | 2021

NOTARY SIGNATURE: [Signature]



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: 1 | 26 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

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

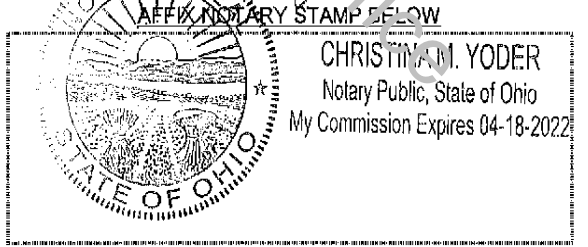
Subscribed and sworn to before me, Name of Notary Public:

Christina M Yoder

By the said (Name of Grantee): Jeffrey S. Gross

On this date of: 21 | Jan | 2021

NOTARY SIGNATURE: [Signature]



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)**)