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Doc#. 2108406185 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/25/2021 01:40 PM Pg: 1 of 5

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL200074405LD

Dec ID 20210301651805

City Stamp 0-831-300-112

MAIL TAX STATEMENTS TO:

Gregory B. Alperstein and Carrie M. Alperstein
1351 W George St
Chicago, IL 60657

Name & Address of Preparer:

Carlos Del Rio, Esq
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 14-29-126-038-1003

QUIT CLAIM DEED

THIS DEED made and entered into on this 21 day of November, 20 20, by and between **Gregory B. Alperstein F/K/A Gregory Sergay and Carrie M. Alperstein F/K/A Carrie Goldberg, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, a** mailing address of 1351 W George St, Chicago, IL 60657, hereinafter referred to as Grantor(s) and **Gregory B. Alperstein and Carrie M. Alperstein, husband and wife, as tenants by the entirety, a** mailing address of 1351 W George St, Chicago, IL 60657, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1351 W George St, Chicago, IL 60657

Prior instrument reference: Document Number: 1917606119, Recorded: 06/25/2019

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

REAL ESTATE TRANSFER TAX

08-Mar-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

14-29-126-038-1003 | 20210301651805 | 0-831-300-112

* Total does not include any applicable penalty or interest due

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"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

11/21/2020
Date

[Signature]
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 21 day
of November, 20 20.

[Signature]
Gregory B. Alperstein

[Signature]
F/K/A Gregory Sergay

[Signature]
Carrie M. Alperstein

[Signature]
F/K/A Carrie Goldberg

STATE OF IL
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Gregory B. Alperstein F/K/A Gregory Sergay and Carrie M. Alperstein F/K/A Carrie Goldberg is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 21 day of November, 2020

[Signature]
Notary Public
My commission expires: 8/19/2024



No title exam performed by the preparer. Legal description and party's names provided by the party.

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EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the County of Cook and State of Illinois:

Parcel 1:

Unit "C" in 2859 North Southport Condominium as delineated on a survey of the following described real estate:

Lot 33 in Block 7 in William Lill and Heirs and Michael Diversey's Subdivision of the Southwest 1/2 of the Northwest 1/4 of Section 29, Township 40 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 90190046 together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Garage for Unit C, a limited common element, as delineated on the survey attached to the Declaration aforesaid, recorded as document 90190046.

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STATEMENT BY GRANTOR AND GRANTEE

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 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 FEBRUARY 23, 2021.

Signature: CA Carrie Alperstein
Grantor, or Agent

Subscribed and sworn to before me by the said and CARRIE MELISSA ALPERSTEIN
GREGORY BENJAMIN ALPERSTEIN this
23, day of FEBRUARY, 2021.

[Signature]
Notary Public
My commission expires: 06/26/2023



The Grantee or her/his agent affirms and verifies that 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 FEBRUARY 23, 2021.

Signature: CA Carrie Alperstein
Grantee, or Agent

Subscribed and sworn to before me by the said and CARRIE MELISSA ALPERSTEIN
GREGORY BENJAMIN ALPERSTEIN this
23, day of FEBRUARY, 2021.

[Signature]
Notary Public
My commission expires: 06/26/2023



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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STATEMENT BY GRANTOR AND GRANTEE

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 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 FEBRUARY 23, 2021.

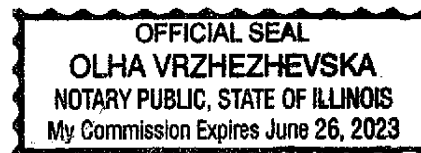
Signature: *Carrie Alperstein*
Grantor, or Agent

CARRIE MELISSA ALPERSTEIN

Subscribed and sworn to before me by the said GREGORY BENJAMIN ALPERSTEIN this 23, day of FEBRUARY, 2021.

[Signature]
Notary Public

My commission expires: 06/26/2023



The Grantee or her/his agent affirms and verifies that 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 FEBRUARY 23, 2021.

Signature: *Carrie Alperstein*
Grantee, or Agent

and CARRIE MELISSA ALPERSTEIN

Subscribed and sworn to before me by the said GREGORY BENJAMIN ALPERSTEIN this 23, day of FEBRUARY, 2021.

[Signature]
Notary Public

My commission expires: 06/26/2023



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)