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QUIT CLAIM DEED (Corporation to Corporation)

PREPARED BY:

Daniel P. Fowler
c/o Impressionist Properties, LLC
865 W Carmel Dr, Ste 110
Carmel, IN 46032

MAIL TO:

Daniel P. Fowler
c/o Impressionist Properties, LLC
865 W Carmel Dr, Ste 110
Carmel, IN 46032

NAME & ADDRESS OF TAX PAYER:

Daniel P. Fowler
865 W Carmel Dr, Ste 110
Carmel, IN 46032



2111810095

Doc# 2111810095 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/28/2021 12:45 PM PG: 1 OF 4

THE GRANTOR(S) Impressionist Properties, LLC, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Daniel P. Fowler, having his principal office at the following address 865 W Carmel Drive, Suite 110, of the City of Carmel, County of Hamilton, State of Indiana, all interest in the following described Real Estate situated in the County of Hamilton, the State of Indiana, to wit:

SEE EXHIBIT A

P.I.N. # 14-29-400-074-1016

PROPERTY ADDRESS: 2757-~~65~~ N Lincoln Ave., Unit #403, Chicago, IL 60614

SUBJECT TO: all matters affecting the property.

Grantors also hereby grant to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said units set forth in the declaration of condominium, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated herein. In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these premises 05th day of March 2021.

S
P
S
SC
INT

IH HOLDINGS CORP., MANAGER OF IMPRESSIONIST PROPERTIES, LLC

BY:

Daniel P. Fowler, President of IH Holdings Corp.

REAL ESTATE TRANSFER TAX

20-Apr-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

14-29-400-074-1016

20210301659480 | 0-770-946-576

REAL ESTATE TRANSFER TAX

12-Mar-2021



CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00 *

14-29-400-074-1016 | 20210301659480 | 0-127-478-236

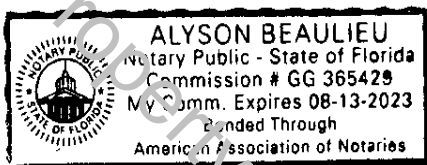
* Total does not include any applicable penalty or interest due

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STATE OF FL }
COUNTY OF Miami-Dade } ss.

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that the above person, Daniel P. Fowler, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 5 DAY OF March, 2021



Alyson Beaulieu
Notary Public

EXEMPT UNDER THE PROVISION OF
PARAGRAPH E, SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW

[Signature]
Signature of Buyer, Seller or Representative

Date: 03-05-21

Near North National Title
222 N. LaSalle
Chicago, IL 60601

Near North National Title
222 N. LaSalle
Chicago, IL 60601

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Legal Description - PIN: 14-29-400-074-1016

Parcel A:

Unit 403 in the 2757-67 N. Lincoln Condominium, together with the exclusive right to use Parking Space P-4 and Storage Space S-403, limited common elements, as delineated on a survey of the following described real estate:

Parcel 1:

The Northwesternly 25 feet of Lot 17 in Broomell's Subdivision of the West 1/2 of Blocks 10 and 13 in Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 13 and 16 in Broomell's Subdivision of the West 1/2 of Blocks 10 and 13 in Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian,

Except that part of said Lot 13 described as follows:

Beginning at the most Northeast corner of said Lot 13; thence North 90 degrees 00 minutes 00 seconds West along the North line of said Lot 13, a distance of 27.078 feet; thence South 00 degrees 14 minutes 15 seconds West, a distance of 67.48 feet; thence South 44 degrees 57 minutes 21 seconds East, a distance of 13.37 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 17.91 feet to a point on the East line of said Lot 13; thence North 00 degrees 00 minutes 00 seconds East along the East line of said Lot 13, a distance of 76.94 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded March 15, 2007 as document number 0707415045, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel B:

Easement in favor of Parcels A1 and A2 for private walkway as created in Deed to Impressionist Homes on Lincoln, LLC, an Illinois limited liability company recorded as document number 0329739015, over the West 2.85 feet of the following described part of Lot 13 aforesaid:

Beginning at the most Northeast corner of said Lot 13; thence North 90 degrees 00 minutes 00 seconds West along the North line of said Lot 13, a distance of 27.078 feet; thence South 00 degrees 14 minutes 15 seconds West, a distance of 67.48 feet; thence South 44 degrees 57 minutes 21 seconds East, a distance of 13.37 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 17.91 feet to a point on the East line of said Lot 13; thence North 00 degrees 00 minutes 00 seconds East along the East line of said Lot 13, a distance of 76.94 feet to the point of beginning, in Cook County, Illinois.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

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STATEMENT OF GRANTOR/GRANTEE

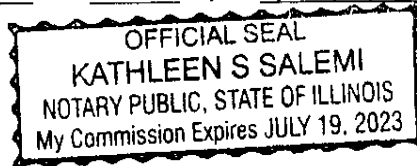
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 03-05-2021 Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Deborah Brink this 05th day of March, 2021

Notary Public Kathleen Salemi



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 03-05-2021 Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Deborah Brink this 05th day of March, 2021

Notary Public Kathleen Salemi



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.