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QUIT CLAIM DEED

Doc#. 2113020083 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/10/2021 09:33 AM Pg: 1 of 3

Dec ID 20210501620186 ST/CO Stamp 1-241-186-576 City Stamp 2-006-024-464

THIS DOCUMENT PREPARED BY:

Alfred S. Dynia & Associates, LLC Alfred S. Dynia 710 W. Higgins Rd., Suite 103 Park Ridge, IL 60068

AFTER RECORDING MAIL TO AND SEND TAX BILLS TO:

1151 Washington 131, LLC 1161 W. Madison St. Chicago, IL 60507

This space is for RECORDER'S USE ONLY

THE GRANTOR, LUMPATA ISPAS, of 1070 N. Northwest Hwy. Park Ridge, Illinois 60068, in Cook County and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration consisting of estate planning purposes, CONVEYS AND WARRANTS unto 1151 WASHINGTON 131, LLC, AN ALLINOIS LIMITED LIABILITY COMPANY, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-08-443-042-1020

Common Address: 1151 W. Washington Blvd., Unit 131, Chicago, Illinois 60607

SUBJECT TO: (1) Covenants, conditions, and restrictions of record (2) General real estate taxes for the tax year 2020 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD SAID PREMISES FOREVER.

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35ILCS 200/31-05 SUB PAR. E

(11.) Span	
Luminita Ispas	
State of Illinois)) ss.
County of Cook) 55.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Luminita M. Ispas is personally known to me to be the same persons whose names are 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 own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

g the release and waiver of the right of homestead.

Given under my hand and official seal, this August , 2020

Commission expires 613 2622

ALFRED S DYNIA Official Seal Notary Public - State of Illinois y Commission Expires Jun 13, 2022

Office

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LEGAL DESCRIPTION

1151 W. WASHINGTON BLVD., UNIT 131, CHICAGO, IL 60607

PIN 17-08-443-042-1029

PARCEL A: UNIT NUMBER 131 IN BLOCK "X" CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPOT 45.

PARCEL 1: 1/15 1 THROUGH 11 IN CARPENTER AND STRONG'S RESUBDIVISION OF LOTS 1 TO 10 IN SUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 12, 13, 16, 17, 20, 21 AND 24 IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL: LOTS 1 TO 8 IN THE SUBDIVISION OF LOTS 11, 14, 15, 18, 19, 22 AND 23 IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST % OF SSECTION 8, TOWNSHIP 39 NO 8TH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND 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 AUGUST 6 , 20 20		MN
JO.	Signature:	Grantor or Agent
Subscribed and sworn to before me By the said		ALMA DYNIA Official Seal Notary Public - State of Illinois My Commission Expires Jun 13, 2022

The grantee or 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.

Date AUGUST lo	, 20 <u>20</u>
	Signature:
	Grantes or Agent
Subscribed and sworn to before me	manage aleas
By the said _ (RANTEE	ALMA DYNIA Official Seel
This 10, day of AUGUST,	Notary Public - State of Hinois My Commission Expires Jun 13, 2022
Notary Public August	My Commission Expires July 14, 2012

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.)