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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

Doc# 2113229043 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/12/2021 12:40 PM PG: 1 OF 4

MAIL TO:

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

NAME & ADDRESS OF TAXPAYER:

Impressionist Properties, LLC
865 W Carmel Dr, Ste 110
Carmel, IN 46032

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 its principal office at the following address: 865 W Carmel Drive, Ste 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

SEE EXHIBIT A

P.I.N. # 14-28-306-023-1008

PROPERTY ADDRESS: 2708 N Lehmann Ct Unit 4N, 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 12th day of MARCH 2021.

Daniel P. Fowler

IL 2122054 1072 *HSF*

| REAL ESTATE TRANSFER TAX | | 18-Mar-2021 |
|--------------------------|----------|-------------|
| | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

14-28-306-023-1008 | 20210301668597 | 0-223-943-184

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

REAL ESTATE TRANSFER TAX 27-Apr-2021

| | | |
|--|-----------|------|
| | COUNTY: | 0.00 |
| | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

14-28-306-023-1008 | 20210301668597 | 1-848-745-488

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STATE OF INDIANA }

} ss.

COUNTY OF HAMILTON

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.

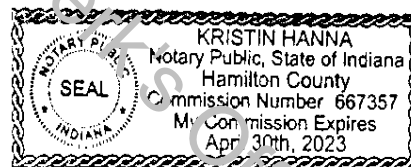
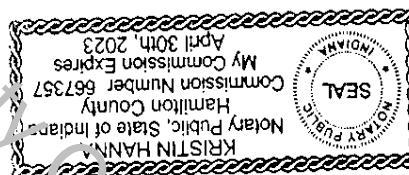
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 12th day of March, 2021.

K.H. Hanna
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: 3/12/2021



Property of Cook County Clerk's Office

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EXHIBIT A

Unit 4N, together with the exclusive right to use Parking Space P-1 and Storage Space S-4N, both limited common elements, in the 2708 Lehmann Court Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

Lots 34 and 35 inclusive in Lehmann's Diversey Boulevard Addition in the Southwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit A to the Declaration of Condominium recorded September 20, 2007 as document number 0726315087, as amended from time to time, together with their undivided percentage interest in the common elements.

Property of Cook County Clerk's Office

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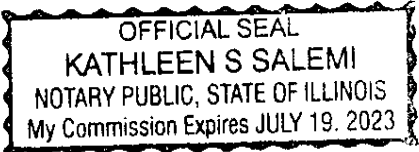
STATEMENT OF GRANTOR/GRANTEE

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 03-12-21 Signature: Deborah J. Bridges
Grantor or Agent

Subscribed and sworn to before me by the said Deborah Bridges this 12th day of March, 2021.

Notary Public Kathleen Salemi

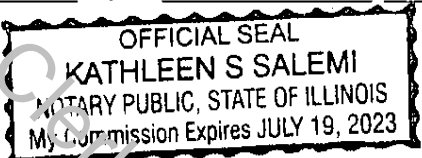


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 03-12-21 Signature: Deborah J. Bridges
Grantee or Agent

Subscribed and sworn to before me by the said Deborah Bridges this 12th 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.