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Doc# 2113821029 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2021 05:44 AM Pg: 1 of 4

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL200100922LD

Dec ID 20210401613549
City Stamp 0-578-347-280

MAIL TAX STATEMENTS TO:
Martin Frank and Linda Solovy
7750 N Sheridan Rd 1R
Chicago, IL 60626

Name & Address of Preparer:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 11-29-101-033-1108, 11-29-101-033-1126

QUIT CLAIM DEED

THIS DEED made and entered into on this 20 day of April, 2021, by and between **Martin Frank, a married man joined in execution by his spouse, and Linda Solovy**, a mailing address of 7750 N Sheridan Rd 1R, Chicago, IL 60626, hereinafter referred to as Grantor(s) and **Martin Frank and Linda Solovy, husband and wife, as joint tenants with right of survivorship**, a mailing address of 7750 N Sheridan Rd 1R, Chicago, IL 60626, 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: 7750 N Sheridan Rd 1R, Chicago, IL 60626

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	12-May-2021
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

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* 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

April 22, 2021
Date

Martin Frank
Signature of Grantee [Martin Frank]

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 22nd day of April, 2021.

Martin Frank
Martin Frank

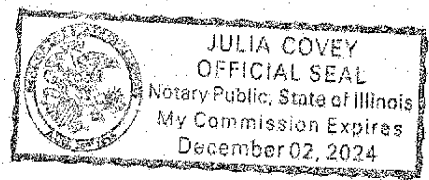
Linda Solovy
Linda Solovy

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Martin Frank and Linda Solovy 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 h/s/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 22 day of April, 2021

[Signature]
Notary Public
My commission expires: 12/02/24



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

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STATEMENT BY GRANTOR AND GRANTEE

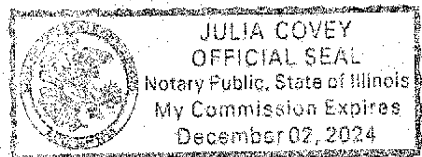
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 April 22, 20 21.

Signature: Martin Frank
Grantor, or Agent

Subscribed and sworn to before me by the said Martin Frank this 22 day of April, 20 21.

[Signature]
Notary Public
My commission expires: 12/02/24



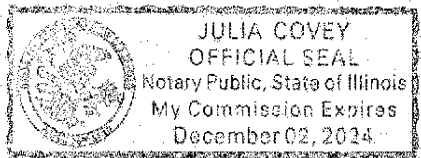
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 22, 20 21.

Signature: Martin Frank / Linda Solovy
Grantee, or Agent

Subscribed and sworn to before me by the said Martin Frank & Linda Solovy this 22 day of April, 20 21.

[Signature]
Notary Public
My commission expires: 12/02/24



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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LEGAL DESCRIPTION

All that Land situate in Cook County, State of Illinois, to-wit:

Parcel 1: Unit 23 and G17 in the Lakeview Pointe condominium as delineated on a survey of the following described real estate:

Parcel A: Lots 1 to 7 inclusive (except that part of Lot 7 described as follows: commencing at the south west corner of said Lot 7; thence East 51.94 feet; thence north to a point on the north line of said Lot 7, 38.61 feet east of the North West corner thereof; thence west to the north west corner thereof; thence south on the west line of said lot to the point of beginning) in Ferguson's birch park addition to Evanston, being a subdivision of Lots 44 to 46 in Lowenmeyer's lakeside terrace addition to Evanston, also of lots 1, 2 (except the west 20 feet of said Lot 2) in Block 1 in Ferguson's birch wood addition to Evanston also the vacated part of Sheridan road described as follows: commencing at the south east corner of Lot 1 in Block 1 in Ferguson's Birchwood addition to Evanston; thence northeasterly in a straight line to the south west corner of Lot 44 in Lowenmeyer's terrace addition to Evanston; thence northerly along the west line of said lot 44 to the North West corner thereof; thence west in a straight line to the North East corner of Lot 2 in Block 1 in Ferguson's Birchwood addition to Evanston; thence Southeasterly in a straight line to the point of beginning all in the North West 1/4 of Section 29, Township 41 North, Range 14 East of the third principal meridian, all in Cook County, Illinois.

Parcel B: That part of Lot 7 in Ferguson Birch park addition to Evanston described as follows:

commencing at the Southwest corner of said Lot 7; thence East 51.94 feet; thence northerly on a straight line to a point on the north line of said Lot 7, 38.61 feet east of the Northwest corner of said lot; thence West to the northwest corner of said lot; thence south along the west line of said lot to the point of beginning; in the Northwest 1/4 of Section 29, Township 41 North, Range 14 east of the third principal meridian, in Cook County, Illinois.

Parcel C: All that part of the East-West 16 foot vacated alley, lying north of the north line of Lots 1 to 7, both inclusive, in Ferguson's Birch park addition to Evanston, aforesaid, which lies west of the west line of North Sheridan road extended north and east of the west line of Lot 7, extended North, in Ferguson's Birch park addition to Evanston.

Which survey is attached as Exhibit "A" to the declaration of condominium recorded as Document Number 0030097477, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel/APN/Tax ID: 11-29-101-033-1108 & 1126