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This document prepared by and after recording return to:

Susan G. Meyer, Esq. Latimer LeVay Fyock 55 W. Monroe, Suite 1100 Chicago, IL 60603

QUIT CLAIM DEED Statutory (ILLINOIS)



Doc# 2114447012 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 05/24/2021 11:48 AM PG: 1 OF 3

THE GRANTOF, CAVIN PHELPS, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and No/100 (\$10.00) Dollars, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to GRANTEES, GAVIN PHELPS and OSCAR ENRIQUE PHELPS, as TENANTS BY THE ENTIRETY and not as joint tenants with the right of sure orship, or tenants in common, of the Of the City Chicago, County of Cook, State of Illinois the following described real estate situated in the County of Cook, State of Illinois, to wit:

Commonly known as: 23 N. Green Street, Unit 591 and P-7, Chicago, IL 60607 PIN(s): 17-08-450-028-1054 and 17-08-450-028-1026

LEGAL DESCRIPTION:

UNITS 501 AND P-7 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 23 ON GREEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0432834100, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: covenants, conditions, and restrictions of record.

The undersigned hereby expressly release and waives any and all rights they may have under and by virtue of the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRA	NSFER TAX	24-May-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-08-450-028-105	64 20210501641805	0-784-734-480

ŀ	REAL ESTATE TRANSFER TAX		24-May-2021	
			COUNTY:	0.00
		(34)	ILLINOIS:	0.00
_			TOTAL:	0.00
	17-08-450-028-1054		20210501641805	0-552-245-520

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

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13 IN WITNESS WHEREOF, the Grantor aforesaid have hereunto set his hand and seal as of this day of, 2021.
GAVIN PHELPS (Seal)
State of Illin its)) ss. County of Cool)
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Gavin Phelps, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth.
Given under my hand and official seal this 13 day of May 2021. Notary Public Commission expires: 9129121
Tax Bills Mailed To: Gavin Phelps Oscar Enrique Phelps Oscar Enrique Phelps 23 N. Green St., Unit 501 Chicago, IL 60607
THIS DEED IS EXEMPT UNDER TAXATION UNDER 35ILCS 200/31-45 PARAGRAPH E COOK COUNTY REAL PROPERTY TRANSFER TAX ORDINANCE
Laun Anderen DATE: 5/19/21 Representative

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STATEMENT BY GRANTOR/GRANTEE

The **Grantor** or their agents affirms that, to the best of her 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.

Signature

My Commission Expires Sep 29, 202

Dated: as of <u>May</u> 3, 202

Subscribed and sworn to be ore me this 5/13/2\

Notary Public

State of Illinois.

The Grantee or their 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

Dated: as of 5 may 13, 2021

Subscribed and sworn to before me

this <u>5/13/2(</u>

Notary Public

Signature:

DEVIN M SHEA Official Seal Notary Public – State of illinois My Commission Expires Sep 29, 2021

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