

# UNOFFICIAL COPY

Doc# 2120108322 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/20/2021 01:02 PM Pg: 1 of 3

Dec ID 20210601688084

ST/CO Stamp 0-514-964-752

City Stamp 1-857-142-032

## AFTER RECORDING MAIL

### TO:

Michael H. Wasserman, P.C.  
105 West Madison Street  
Suite 401  
Chicago, IL 60602

## SEND SUBSEQUENT TAX BILLS

### TO:

Thomas Jaehnel  
2028 W Belmont Avenue Unit 4W  
Chicago, IL 60618  
Above Space for Recorder's Use Only

## QUIT CLAIM DEED

Statutory (ILLINOIS)

General

THE GRANTOR, CHRISTINA JAEHNEL, Divorced (marital status), of the City of Orlando County, State of FL, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, Conveys and Quit Claims to GRANTEE, THOMAS JAEHNEL, of the City of Ocoee, County of Orange, State of FL, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute to wit:

**LEGAL DESCRIPTION: PARCEL 1: UNIT 4 WEST IN THE 2028 W. BELMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 36 AND 37 IN BLOCK 2 IN OSCAR CHARLES SUBDIVISION OF BLOCK 48 IN OGDEN'S SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4); WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 30, 2004 AS DOCUMENT NUMBER 0436544008 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 30, 2004 AS DOCUMENT NUMBER 0436544007.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 20\_\_ and subsequent years. Permanent Index Number(s): 14-19-331-041-1006

Property Address: 2028 W Belmont Avenue Unit 4W Chicago, IL 60618

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IN WITNESS WHEREOF, Grantor has signed and sealed this Quit Claim Deed this 16 day of June 2021.

Christina Jaehnel  
CHRISTINA JAEHNEL

STATE OF <u>Florida</u>	)
	) SS
COUNTY OF <u>Orange</u>	)

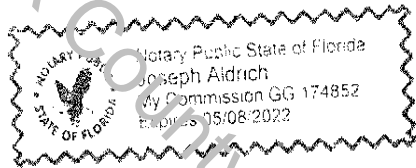
I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, CHRISTINA JAEHNEL, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of June 2021.

Joseph Aidrich  
NOTARY PUBLIC

Commission expires: 5/8/2022

**This instrument was prepared by:**  
Law Office of Michael H. Wasserman, P.C.  
105 West Madison Street, Suite 401  
Chicago, Illinois 60602  
(312) 726-1512  
[www.mhwasserman.com](http://www.mhwasserman.com)  
[info@mhwasserman.com](mailto:info@mhwasserman.com)  
Quit Claim Deed



Exempt Under Paragraph E, Section 4  
of the Real Property Transfer Tax Act.

Kathleen Stgait 6-16-21  
Signature Date

PROPERTY OF COOK COUNTY CLERK'S OFFICE

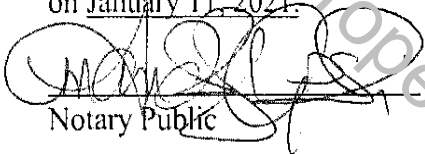
# UNOFFICIAL COPY

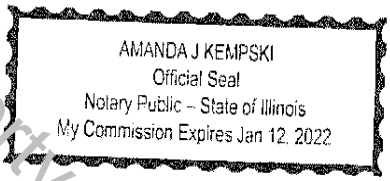
## STATEMENT BY GRANTOR AND GRANTEE

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 January 11, 2021 Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said Agent on January 11, 2021.

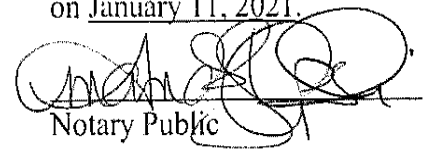
  
Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

Dated January 11, 2021 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said Agent on January 11, 2021.

  
Notary Public



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 of ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)