

Citywide Title Corporation  
850 W. Jackson Blvd. Ste. 300  
Chicago, IL 60607

UNOFFICIAL COPY



519602

Doc# 2120455008 Fee \$88.00

**QUIT CLAIM DEED  
ILLINOIS STATUTORY**

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/23/2021 09:36 AM PG: 1 OF 6

MAIL TO: Gregory Heller  
3561 W. Lyndale St. unit 2E

Chicago IL 60647  
MAIL TAX BILLS TO:

Same as above

THE GRANTOR, PETER HELLER, A SINGLE MAN of 3561 W Lyndale St Unit 2E Chicago, IL 60647 for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby REMISE, RELEASE and QUIT CLAIM unto GREGORY HELLER, A SINGLE MAN of 3561 W Lyndale St Unit 2E Chicago, IL 60647 for the following described Real Estate situated in the County of COOK State of Illinois, to wit:

SEE ATTACHED

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.

**Permanent Index:** 13-35-212-025-1006

**Property Address:** 3561 W Lyndale St Unit 2E Chicago, IL 60647

**EXEMPT UNDER THE PROVISIONS OF SECTION 4, PARAGRAPH E OF THE REAL ESTATE TRANSFER ACT.**

Signed By: Buyer, Seller or Agent

3/15/21  
Date

Dated this 5 day of March 2021.

S  
P  
S  
SC  
INT

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*P. Heller*

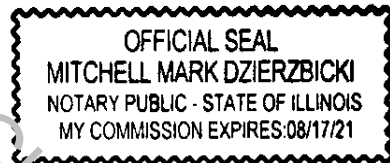
PETER HELLER

STATE OF ILLINOIS )  
 : SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County and State of aforesaid, do hereby certify that PETER HELLER known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and Notarial Seal this 5 day of March 2021.

*[Signature]*  
Notary Public



**PREPARED BY:**

**The Law Office of Joseph M. Kosteck**  
**BY: JOSEPH M. KOSTECK**  
**20527 S. LAGRANGE ROAD**  
**Frankfort, IL 60423**

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor(s) or his/her/their agent affirms that, to the best of his/her/their knowledge, the name of the Grantee(s) 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 3/5/21 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 5 day of

March 2021.

Notary Public [Signature]



The Grantee(s) or his/her/their agent affirms and verifies that the name of the Grantee(s) 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 3/5/21 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 5 day of

March 2021.

Notary Public [Signature]



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.

(Attached to deed or ABI to be recorded in \_\_\_\_\_ County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## EXHIBIT A

PARCEL 1: UNIT 2E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3561 WEST LYNDALE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0328144164, AS AMENDED FROM TIME TO TIME, IN THE NORTH 1/2 OF THE WEST 1/3 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		07-Jun-2021
CHICAGO		0.00
CTA:		0.00
TOTAL:		0.00 *



13-35-212-025-1006 | 20210601658441 | 2-096-825-616

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

07-Jun-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-35-212-025-1005

20210601658441

1-493-796-112