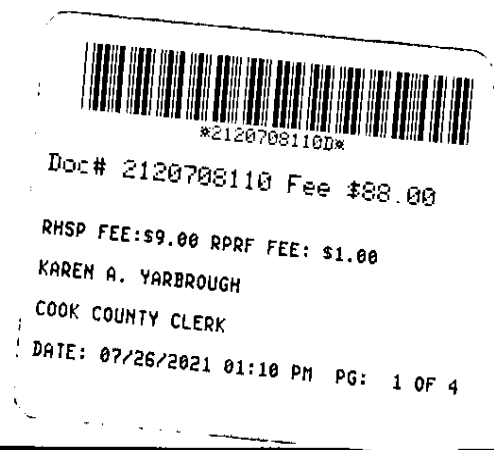


QUIT CLAIM DEED
Statutory (Illinois)
(Individual to Individual)



GRANTOR(S)

Evelyn G. Santos, as Trustee of the Evelyn G. Santos trust dated February 19, 1996 and Ferdinand M. Ramos, as Trustee of the Ferdinand M. Ramos Trust dated February 1996, each as to an undivided 50% interest as tenants in common, of the City of Crown Point, County of Lake, State of Indiana for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to

SERF LLC
60 E. Monroe St., Unit 3104, Chicago, IL 60603

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 60 E. Monroe St., Unit 3104, Chicago, IL 60603 legally described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

THIS IS NOT HOMESTEAD PROPERTY.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-15-101-026-1637

Address of Real Estate: 60 E. Monroe St., Unit 3104, Chicago, IL 60603

Dated this 14 day of June, 2021.



PLEASE PRINT
OR TYPE
NAME(S)
BELOW
SIGNATURE(S)


By: Evelyn G. Santos (SEAL) By: Ferdinand M. Ramos (SEAL)
Evelyn G. Santos, as Trustee
of the Evelyn G. Santos Trust
dated February 19, 1996.

Ferdinand M. Ramos, as Trustee
of the Ferdinand M. Ramos Trust
dated February 1996.

CTT A00124902LP

UNOFFICIAL COPY

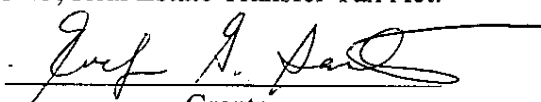
REAL ESTATE TRANSFER TAX		12-Jul-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-15-101-026-1637 20210601685460 0-388-612-880		

REAL ESTATE TRANSFER TAX		12-Jul-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-15-101-026-1637 20210601685460 1-730-790-160		
* Total does not include any applicable penalty or interest due.		

Individual to Individual
QUIT CLAIM DEED

Transfer exempt under provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Act.

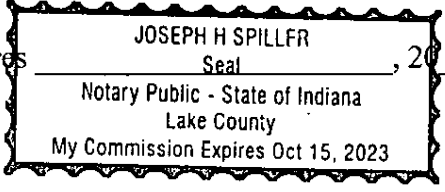
Date: 6/14/2021

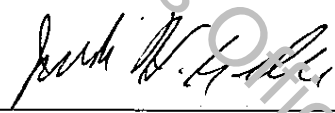

Grantor

State of Indiana, County of Lake ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Evelyn G. Santos and Ferdinand M. Ramos personally known to me to be the same persons whose names 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, including the release and waiver of the right of homestead.

IMPRESS
SEAL
HERE

Given under my hand and official seal, this 14 day of June, 2021.

Commission expires  20


NOTARY PUBLIC

This instrument was prepared by Ronald Kaplan, Ltd., 134 N. LaSalle St., Suite 1710, Chicago, IL 60602.

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Ronald B. Kaplan
(Name)
134 N. LaSalle St., Suite 1710
(Street Address)
Chicago, IL 60602
(City, State, Zip)

SERF LLC
(Name)
1211 Elliston Ct.
(Street Address)
Crown Point, IN 46307
(City, State, Zip)

UNOFFICIAL COPY

PARCEL 1:

UNIT 3104 AND PARKING UNITS 6-01 AND 8-39, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-905-13, A LIMITED COMMON ELEMENT, IN THE LEGACY AT MILLENNIUM PARK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 6 AND 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, TOWNSHIP 39 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 OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE LEGACY AT MILLENNIUM PARK CONDOMINIUM DATED SEPTEMBER 22, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NUMBER 0926818079, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED SEPTEMBER 9, 2005 BY AND BETWEEN THE ART INSTITUTE OF CHICAGO, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AND MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 9, 2005 AS DOCUMENT NUMBER 0525232121 FOR INGRESS AND EGRESS THROUGH THE LOBBY AREA AS DESCRIBED THEREIN AND PURSUANT TO THE TERMS CONTAINED THEREIN.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NUMBER 0926818077 BY AND BETWEEN MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MONROE/WABASH SAIC, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ITS SUCCESSORS, GRANTEEES AND ASSIGNS) FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

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 (**ABI**) 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 another 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: June 14, 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

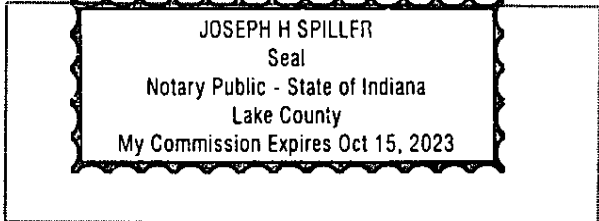
Subscribed and sworn to before me, Name of Notary Public: Joseph H. Spiller

By the said (Name of Grantor): [Signature]

On this date of: June 14, 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: June 14, 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

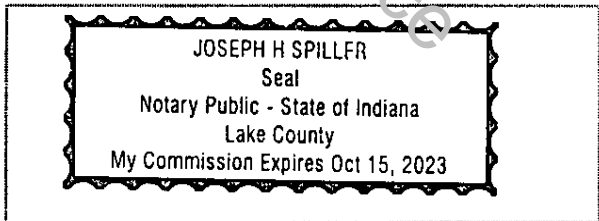
Subscribed and sworn to before me, Name of Notary Public: Joseph H. Spiller

By the said (Name of Grantee): [Signature]

On this date of: June 14, 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)