

UNOFFICIAL COPY

File 20-1847 '13

QUIT CLAIM DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#. 2121712101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/05/2021 10:44 AM Pg: 1 of 4

Dec ID 20210701609602
ST/CO Stamp 0-497-253-136
City Stamp 0-765-688-592

THE GRANTOR(S) Manouchehr Imani, Single (marital status) of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Patricia Silva, Successor Trustee as Trustee and Grantor of the Madeline Silva Residuary Trust Created Under Madeline Silva Trust Dated September 10, 1997 of Chicago, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, if any; Public and utility easements.

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): 17-10-309-015-1236 &
17-10-309-015-1237

Address(es) of Real Estate: 130 North Garland Court,
3-51 & 3-53
Chicago, Illinois 60602


I DECLARE THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45, PARA D. OF THE REAL ESTATE TRANSFER TAX LAW

Dated this 15th day of July 15, 2021

By: [Signature]
Manouchehr Imani

REAL ESTATE TRANSFER TAX		03-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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REAL ESTATE TRANSFER TAX		03-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

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



First American
Title Insurance Company

Quit Claim Deed - Individual

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Manouchehr Imani**, personally 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 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.

Given under my hand and official seal this 15th day of July, 20 21.



[Handwritten Signature]

Notary Public

Prepared by:

Dennis W. Thorn
180 N. Michigan Ave, #2105
Chicago, Illinois 60601

Mail to:

Dennis W. Thorn
180 N. Michigan Ave, #2105
Chicago, Illinois 60601

Name and Address of Taxpayer:

Thomas Patterson
130 N. Garland Ct
Unit 4201
Chicago, IL 60602

STATEMENT OF EXEMPTION

Exempt under provision of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

Dated this 7 day of August, 2021

[Signature]
Signature of Buyer-Seller or Representative



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EXHIBIT "A"

Situated in the County of Cook,, State of Illinois, to wit:

Parcel 1:

Unit Numbers 3-51 and 3-53 in the Heritage at Millennium Park Condominium as Delineated and Defined on the Plat of Survey of Part of Lots 1 to 6 Inclusive in Block 12 in Fort Dearborn Addition to Chicago in the Southwest Fractional 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "C" to the Declaration of Condominium Recorded December 16, 2004 as Document Number 0435103109, as amended from time to Time; together With its undivided percentage interest in the common elements.

Parcel 2:

Easement Appurtenant for the Benefit of Parcel 1 as Created by the Declaration of Covenants, Conditions, Restrictions, and Easements Recorded December 16, 2004 as Document 0435103107 for Ingress and Egress, for Maintenance, Structure Support, Use of Facilities, Encroachments, Common Walls, Utilities and Permanent Canopy Over the Land Described Herein. (Said Land Commonly Referred to as the Retail Parcel)

PIN(S): 17-10-309-015-1236 and 17-10-309-015-1237

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his/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.

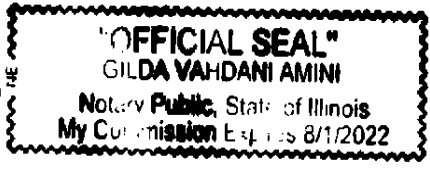
Dated 7/15, 2021

Signature: [Handwritten Signature]
Grantor/Agent

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

15th day of July, 2021

[Handwritten Signature]
NOTARY PUBLIC



The Grantee or his/her 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.

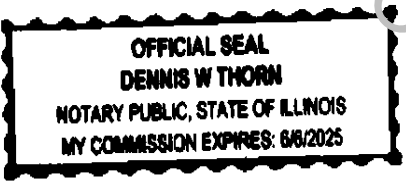
Dated 7/16, 2021

Signature: [Handwritten Signature]
Grantee/Agent

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

16th day of JULY, 2021

[Handwritten Signature]
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 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.)