

UNOFFICIAL COPY

Doc# 2121725007 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/05/2021 09:23 AM Pg: 1 of 5

Return To
Segolene M. Bauduy
950 W Leland Ave Condo 504
Chicago, IL 60640

Dec ID 20210701698547

City Stamp 0-717-144-848

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

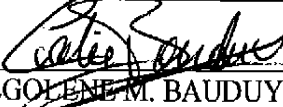
Mail Tax Statements To:
Segolene M. Bauduy
950 W Leland Ave Condo 504
Chicago, IL 60640

Order #: AT-96087

This space for recording information only

QUITCLAIM DEED

Tax Exempt under E. transfers in which transfer price is less than \$100.00



SEGOLENE M. BAUDUY

7/1/2021

Date

GRANTOR,
SEGOLENE M. BAUDUY a/k/a CORALIE M. BAUDUY, single
950 W Leland Ave Condo 504
Chicago, IL 60640

for and in consideration of ZERO AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to

GRANTEE,
SEGOLENE M. BAUDUY, single
950 W Leland Ave Condo 504
Chicago, IL 60640

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit.

LEGAL DESCRIPTION:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PIN: 14-17-206-076-1019 and 14-17-206-076-1103
Property Address: 950 W Leland Ave Condo 504, Chicago, IL 60640

Preparer has examined no underlying title documentation regarding this deed

REAL ESTATE TRANSFER TAX

13-Jul-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-17-206-076-1019 | 20210701698547 | 0-717-144-848

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

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IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

Segolene M. Bauduy a/k/a

Coralie M. Bauduy

SEGOLENE M. BAUDUY a/k/a
CORALIE M. BAUDUY

7/1/2021
Date

State of Illinois

County of Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this July 1st, 2021, SEGOLENE M. BAUDUY a/k/a CORALIE M. BAUDUY, who is personally known to me or has produced Driver's License identification and who signed this instrument willingly.



Jamar RA
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 July 1, 2021 Signature: Segolene N. Bauduy a/k/a
Grantor or Agent

Subscribed and sworn to before
Me by the said Segolene N. Bauduy AKA Coralie Bauduy
this 1st day of July, 2021.



NOTARY PUBLIC Jamar RA

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 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.

Date July 1, 2021 Signature: Segolene N. Bauduy
Grantee or Agent

Subscribed and sworn to before
Me by the said Segolene N. Bauduy
This 1st day of July, 2021.



NOTARY PUBLIC Jamar RA

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)

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Exhibit A

All of the following described real estate situated in the County of Cook, in the State of Illinois, known and described as follows, to wit:

PARCEL 1:

UNITS 504 AND P-18 IN SHERIDAN PLACE IN UPTOWN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF PART OF LOTS 20 AND 21 (TAKEN AS A TRACT) IN JOSEPH A.W. REES SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR SHERIDAN PLACE IN UPTOWN CONDOMINIUM RECORDED JUNE 4, 2007 AS DOCUMENT NO. 0715515066, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0715515065, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO THE PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT(S) DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT(S) SET FORTH IN SAID DECLARATION OF CONDOMINIUM; AND THE PARTY OF THE FIRST PART RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon being known as 950 W Leland Ave Condo 504, Chicago, IL 60640

Tax ID#: 14-17-206-076-1019 and 14-17-206-076-1103

BEING the fee simple property which, by Special Warranty Deed dated June 14, 2012, and recorded June 27, 2012, in the Office of the Recorder of Deeds of the County of

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Exhibit A

(continued)

Cook, Illinois, as Document No. 1217912003, was granted and conveyed by Leland Holdings LLC, an Illinois limited liability company unto Coralie M. Bauduy.

There has been no transfer of this property within the last 24 months

Property of Cook County Clerk's Office