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Doc#: 2121846096 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/06/2021 09:48 AM Pg: 1 of 6

Dec ID 20210701623275

City Stamp 0-798-862-096

File Number: 20117578R

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

Mail Tax Statements To: **Julie Varughese: 641 South Ashland Avenue, Unit A, Chicago, IL 60607**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
17-17-300-107-1001

QUITCLAIM DEED

Exempt: Section 35 ILCS 200/31-45(d): Deeds or trust documents that, without additional consideration, confirm, correct, modify, or supplement a deed or trust document previously recorded

Julie Varughese FKA Julie Mathews, married, joined by spouse ~~Mathew Cherappurathu Varughese~~, whose mailing address is 641 South Ashland Avenue, Unit A, Chicago, IL 60607, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to Julie Varughese, married, hereinafter grantee, whose tax mailing address is 641 South Ashland Avenue, Unit A, Chicago, IL 60607, with quitclaim covenants, all right, title interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND DESCRIBED AS FOLLOWS:

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.

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PARCEL 1:

UNIT 641-A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GARIBALDI SQUARE ON THE PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 89406373, AS AMENDED, IN THE SOUTHWEST 114 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-I, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PREMISES CONVEYED UNTO JULIE MATHEWS, BY VIRTUE OF WARRANTY DEED FROM CHARLES RANDALL POWELL, A SINGLE MAN, DATED AUGUST 19, 2005, RECORDED SEPTEMBER 12, 2005, IN INSTRUMENT: 0525547059.

Property Address is: 641 South Ashland Avenue, Unit A, Chicago, IL 60607

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

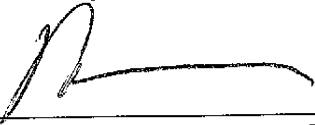
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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Executed by the undersigned on 6/22, 20 21 :



FKA Julie Mathews

Julie Varughese FKA Julie Mathews

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me on June 22, 20 21, by **Julie Varughese FKA Julie Mathews** who ~~is personally known to me or~~ has produced Passport as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

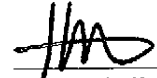
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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (d) Section 31-45, Property Tax Code.

Date: 7/7/2021



Buyer, Seller or Representative

Property of Cook County Clerk's Office

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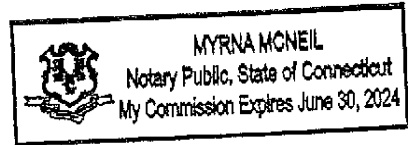
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or 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 June 22, 20 21

[Signature] FKA J Mathew
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor
this 22nd day of June,
20 21.



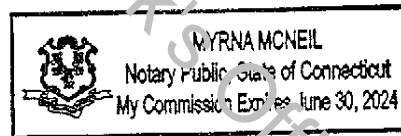
NOTARY PUBLIC [Signature]

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 June 22, 20 21

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee
This 22nd day of June,
20 21.



NOTARY PUBLIC [Signature]

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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Plat Act Affidavit

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

DOCUMENT NUMBER _____

I, (Name) Julie Vaughese, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 641 South Ashland Avenue, Unit A, Chicago, IL 60607, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the COOK COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 22nd day of June, 2021

[Signature]
(Signature)

NOTARY: [Signature]
(seal)

