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Doc#. 2123708136 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/25/2021 02:57 PM Pg: 1 of 6

QUIT CLAIM DEED

Dec ID 20210801648586
ST/CO Stamp 1-679-410-960
City Stamp 1-151-915-792

Prepared by: Tim Fitzgerald)
520 S State Street, Unit 716)
Chicago, IL 60605)
ULON RECORDING)
MAIL TQ: }

Tim Fitzgerald 520 S State Street, Unit 716 Chicago, IL 60605

The above space for recorder's use only

137761

THE GRANTORS, Timothy J. Fitzgerald and Iryna G. Varyvoda nka Iryna G. Fitzgerald, husband and wife, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONYFYS and QUIT CLAIM to: GRANTEES: Timothy J. Fitzgerald and Iryna G. Fitzgerald husband and wife, not in Tenancy in Common or in Joint Tenancy, but in TENANCY BY THE ENTIRETY. their interest in 520 S State Street Unit 716, city of Chicago, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HEREIO AND INCORPORATED HEREIN AS EXHIBIT A

PERMANENT INDEX NO: 17-16-247-067-1044

PROPERTY ADDRESS: 520 S State Street, Unit 716, Chicago, IL 60605

Dated this <u>B</u> day of August, 2021

Timothy I Fitzgerald

Iryna G. Fitzgerald

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State of Illinois)ss County of Coon)

I, the undersigned a Notary Public in and for said county, in the state aforesaid, do hereby certify that Timothy J. Fitzgerald and Iryna G. Fitzgerald and personally known to me to be the same person(s) whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under main and seal this 13¹⁴ day of August, 2021

OFFICIAL SCAL
ALEKSANDR BEKKEF IAN
NOTARY PUBLIC, STATE OF ILLUFOR
MY COMMISSION EXPIRES: 3/12/2325

NOTARY PUBLIC

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

DATE

BUYER, SELLER OR RUPRESENTATIVE

Office

Mail to:

AND

Tax bill to:

Tim Fitzgerald 520 S State Street, Unit 716 Chicago, IL 60605

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LEGAL DESCRIPTION

Parcel 1: Dwelling Unit 716 in Library Tower Condominium, as delineated on a survey of the following described Tract of Land: Part of Section 16, 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 Ownership for Library Tower Condominium, recorded May 8, 2008 in Cook County, Illinois as Document Number 0812949046, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2: The right to the Use of Garage Space 252, a limited common element, as delineated on the survey attached to the aforesaid Declaration.

PERMANENT INDEX NO: 17 16 247-067-1044

PROPERTY ADDRESS: 520 S State Stre 4, Unit 716, Chicago, IL 60605

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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 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 08-13	20 21
O/X	Signature: May Mand
Subscribed and awom to before me	Grantor or Agent
by the said line fr 1 1/20 elaid this 13 day of Aurock 2021	OFFICIAL SEAL ALEKSANDR BEKKERMAN
Notary Public	NOTARY PUBLIC, STATE OF ILLINOIS
C Test	MY COMMISSION EXPIRES: 3/12/2025

The Grantee or his Agent affirms and voities that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land rust 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.

Signature:

Subscribed and sworn to before me

By the said IDINA G. Fitzgepaid

This 13 day of Avbost, 20 41

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.)

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REAL ESTATE TRANSFER TAX





COUNTY:

ILLINOIS: TOTAL:

23-Aug-2021

0.00

REAL ESTATE TRANSFER TAX

23-Aug-2021



CHICAGO:

TOTAL:

(C) A:

0.00

0.00

0.00 *

* Total does not include any applicable penalty or interest due. 17-16-247-067-1044 | 20210801648586 | 1-151-915-792