



\*21265150341\*

This instrument prepared by and after recording should be mailed to:

David A. Gerasimow, Esq.  
933 N. Winchester Ave., Unit 3  
Chicago, IL 60622

Doc# 2126515034 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/22/2021 03:27 PM PG: 1 OF 4

QUIT CLAIM DEED

Property of Cook County Clerk's Office

The GRANTORS, David A. Gerasimow and Tasha M. Gerasimow, husband and wife, both of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, CONVEY and QUIT CLAIM to the GRANTEE, DAVITAS LLC, an Illinois limited liability company, all of their interest in the following described Real Estate in the City of Chicago, County of Cook, State of Illinois, to wit:

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

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

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 for the GRANTORS, either in law or equity, to the only proper use, benefit and behoof of the GRANTEE forever.

PIN: 17-06-422-062-1002

Address of

Real Estate: 933 N. Winchester Ave., Unit 2, Chicago, IL 60622

REAL ESTATE TRANSFER TAX

22-Sep-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-06-422-062-1002 | 20210901669656 | 0-139-042-960

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

REAL ESTATE TRANSFER TAX

22-Sep-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-06-422-062-1002 | 20210901669656 | 1-005-609-104

# UNOFFICIAL COPY

THIS DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 200/31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW; PARAGRAPH 5, SECTION 74-106 OF THE COOK COUNTY CODE OF ORDINANCES; AND PARAGRAPH E, SECTION 3-33-060 OF THE MUNICIPAL CODE OF CHICAGO.

David A. Gerasimow

Signature of Grantor, Grantee, or Representative

GRANTEE NAME, ADDRESS &  
TAX BILL MAILING INFORMATION:  
DAVITAS LLC  
933 N. Winchester Ave., Unit 3  
Chicago, IL 60622

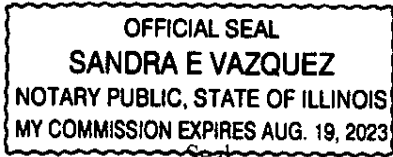
Dated this 26th day of August, 2021

David A. Gerasimow  
David A. Gerasimow, GRANTOR

Tasha M. Gerasimow  
Tasha M. Gerasimow, GRANTOR

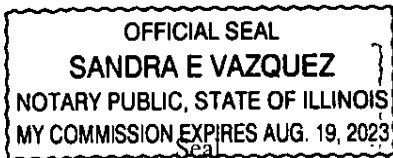
STATE OF ILLINOIS, COUNTY OF COOK.

This instrument was signed before me on the 26th day of August 2021 by David A. Gerasimow.



Sandra E. Vazquez  
Signature of Notary Public

This instrument was signed before me on the 26th day of August 2021 by Tasha M. Gerasimow.



Sandra E. Vazquez  
Signature of Notary Public

# UNOFFICIAL COPY

## Exhibit A

PARCEL 1: UNIT 2 IN 933 NORTH WINCHESTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 38 IN SUBDIVISION OF THE EAST 1/2 OF BLOCK 6 IN COCHRAN AND OTHER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0526245099, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF P-3 AND S-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 08 | 26 | 20 21

SIGNATURE: David A. Gerasimow  
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:

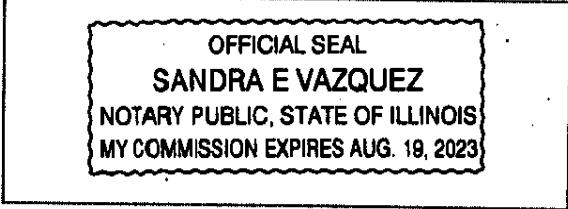
Sandra E. Vazquez

By the said (Name of Grantor): David A. Gerasimow

AFFIX NOTARY STAMP BELOW

On this date of: 26 | Aug | 2021

NOTARY SIGNATURE: Sandra E. Vazquez



### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 08 | 26 | 20 21

SIGNATURE: David A. Gerasimow  
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:  
David A. Gerasimow,

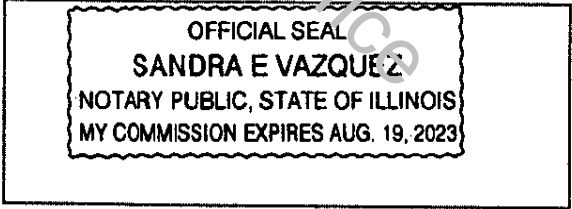
Sandra E. Vazquez

By the said (Name of Grantee): as agent for Davitas LLC

AFFIX NOTARY STAMP BELOW

On this date of: 26 | Aug | 2021

NOTARY SIGNATURE: Sandra E. Vazquez



### 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**