

# UNOFFICIAL COPY

Doc#: 2128001102 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/07/2021 08:22 AM Pg: 1 of 7

Dec ID 20211001697911  
ST/CO Stamp 0-872-941-712  
City Stamp 1-663-109-264

Prepared By:  
Margaret Drun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Michael Pondel, 2420 West Iowa Street, Unit 3, Chicago, IL 60622

Return to: Better Settlement Services, LLC  
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-IL-RF-990290

Permanent Real Estate Index Number: 16-01-423-034-0000

## QUITCLAIM DEED

MICHAEL PONDEL, now a married man, who is joined by his spouse VALERIE PONDEL, and RICHARD J. PONDEL, a married man, who is joined by his spouse DENISE PONDEL, whose mailing address is 2420 West Iowa Street, Unit 3, Chicago, IL 60622 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto MICHAEL PONDEL, a married man, in fee simple, whose address is 2420 West Iowa Street, Unit 3, Chicago, IL 60622, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Parcel 1: Unit 3 in the 2420 West Iowa Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 33 in Block 2 in Carmichael's Subdivision of the North 3/4 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian; which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded March 26, 2019, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 1908516043, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-2, Storage Space S-1 and Roof Top L.C.E. for Unit 3, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit Of Unit 3, as set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

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BEING the same which SustainaBuild LLC-2420 IOWA Series, an Illinois series limited liability company by Deed dated May 31, 2019 and recorded June 10, 2019 in the Office of the County Recorder for the County of Cook, State of Illinois in Instrument No. 1916146195 conveyed unto Michael Pondel, an unmarried man and Richard J. Pondel, a married man, not as tenants in common but as joint tenants.

Property Address: 2420 West Iowa Street, Unit 3, Chicago, IL 60622

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 2nd day of September, 2021.

[Signature] (Seal)  
MICHAEL PONDEL

STATE OF ILLINOIS }  
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, MICHAEL PONDEL, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of September 2nd, 2021.

[Signature]  
Notary Public  
My Commission expires: 9/27/23



# UNOFFICIAL COPY

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 1<sup>ND</sup> day September, 2021.

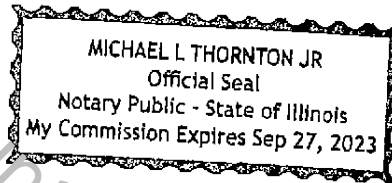
Valerie Pondel (Seal)  
VALERIE PONDEL

STATE OF ILLINOIS }  
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, VALERIE PONDEL, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of September 1<sup>ND</sup>, 2021.

[Signature]  
Notary Public  
My Commission expires: 9/27/23  
Richard J. Pondel (Seal)  
RICHARD J. PONDEL



STATE OF ILLINOIS }  
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, RICHARD J. PONDEL, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of September 1<sup>ND</sup>, 2021.

[Signature]  
Notary Public  
My Commission expires: 9/27/23



# UNOFFICIAL COPY

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 1<sup>st</sup> day September, 2021.

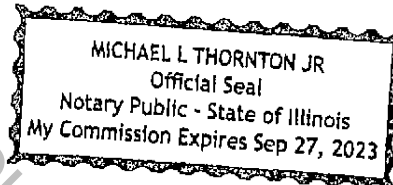
[Signature] (Seal)  
DENISE PONDEL

STATE OF ILLINOIS }  
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, DENISE PONDEL, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of September 1<sup>st</sup>, 2021.

[Signature]  
Notary Public  
My Commission expires: 9/27/23



This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 31.45, Property Tax Code.

Date: 9/21/21

Signature of Grantor: [Signature]  
MICHAEL PONDEL

[Signature]  
VALERIE PONDEL

[Signature]  
RICHARD J. PONDEL

[Signature]  
DENISE PONDEL

# UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX 06-Oct-2021



CHICAGO:  
CTA:  
TOTAL:

0.00  
0.00  
0.00 \*

16-01-423-034-0000 | 20211001697911 | 1-663-109-264

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

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 06-Oct-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

16-01-423-034-0000 | 20211001697911 | 0-872-941-712

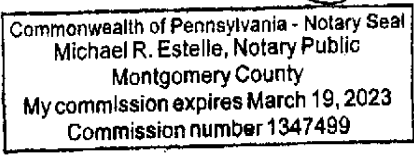
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STATEMENT BY GRANTOR AND GRANTEE

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 09/14/2021 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said REBEKAH SCHUECK, dated 09-14-2021

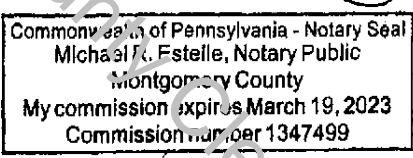


Notary Public [Signature]

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 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 09/14/2021 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said REBEKAH SCHUECK, dated 09-14-2021



Notary Public [Signature]

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**