

UNOFFICIAL COPY

Doc#: 2130208097 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/29/2021 01:01 PM Pg: 1 of 4

Dec ID 20211001621657

City Stamp 1-547-801-744

Grantors

Robert Vargas
Kimberly Kay Hoang
15 S. Racine Avenue, Unit 4-N
Chicago, Illinois 60607

Mail Tax Bills to / Grantee

Trustee, Revocable Trust of
Robert Vargas U/A July 2, 2021
15 S. Racine Avenue, Unit 4-N
Chicago, Illinois 60607

Return Recorded Document to

J. Brian Hittinger
Krieg DeVault LLP
8001 Broadway, Suite 400
Merrillville, IN 46410

PIN 17-17-201-047-1007

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH that Robert Vargas and Kimberly Kay Hoang, Husband and Wife, Grantors, of Cook County, State of Illinois, QUIT CLAIMS a one half (1/2) interest to the Trustee of the Revocable Trust of Robert Vargas U/A July 2, 2021, Grantee, for no consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Cook County, in the State of Illinois, to-wit:

Parcel 1: Unit No. 4N, in 15 South Racine Condominiums, as delineated on a Plat of Survey of the following described Tract of Land: Lots 26 and 27 and the North Half of Lot 28 in Hayes Subdivision of Block 2 of Canal Trustee's Subdivision of the West Half and the West Half of the Northeast Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, which Plat of Survey's attached as Exhibit "D" to the Declaration of Condominium Ownership recorded May 13, 2009, as Document No. 0913316026, and as Amended from Time To Time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The Exclusive Right to the Use of P-5 and D-3, as limited common elements, as set forth in the Declaration of Condominium aforesaid, and survey attached thereto.

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

(Commonly known as 15 S. Racine Avenue, Unit 4-N, Chicago, Illinois 60607)

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

27-Oct-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-17-201-047-1007 | 20210901675264 | 0-879-645-840

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

REVENUE STAMP OR

Exempt under provisions of Paragraph (e), Section 31-45, Property Tax Code.

Dated: September 13, 2021

Signed: Signed:

Robert Vargas Grantor Kimberly Kay Hoang Grantor

IN WITNESS WHEREOF, Grantors have executed this Deed September 13, 2021.

Robert Vargas
15 S. Racine Avenue, Unit 4-N
Chicago, Illinois 60607
Grantor

Kimberly Kay Hoang
15 S. Racine Avenue, Unit 4-N
Chicago, Illinois 60607
Grantor

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for said County and State, on September 13, 2021, personally appeared Robert Vargas and Kimberly Kay Hoang, and acknowledged the execution of the foregoing Quit Claim Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



(Seal)

Larry J. Mitchell, Notary Public
Commission Expires: 3/13/2024

UNOFFICIAL COPY

This Deed was prepared without the benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to state of its title.

This instrument was prepared by J. Brian Hittinger (Atty. No. 6204291), 8001 Broadway, Suite 400, Merrillville, Indiana 46410.

KD_13443801_2.docx

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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: October 26, 2021 Signature: Micah J. Nichols
Micah J. Nichols
Grantor or Agent

Subscribed and sworn to before me this
26 day of October, 2021.
TERRI SYLVESTER
Notary Public



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, 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: October 26, 2021 Signature: Micah J. Nichols
Micah J. Nichols
Grantor or Agent

Subscribed and sworn to before me this
26 day of October, 2021.
TERRI SYLVESTER
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).