

# UNOFFICIAL COPY

**Prepared By:**  
Jesse Dean-Kluger

Doc#: 2131347076 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2021 10:46 AM Pg: 1 of 5

Dec ID 20211101631437

City Stamp 0-568-380-560

**After Recording Return To:**  
Jesse Dean-Kluger  
1550 Biscayne Boulevard, #201  
Miami, Florida 33132

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On October 29, 2021 THE GRANTOR(S),

- 2 BROS & A PUPPY, LLC, Elijah Sirota, Manager

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- 111 E Chestnut 43K, LLC, Elijah Sirota, Manager, residing at 42731 Yardley Drive, Boca Raton, Palm Beach County, Florida 33428

the following described real estate, situated in 111 East Chestnut Street, Unit 43K, Chicago, in the County of Cook, State of Illinois

Legal Description:

PARCEL1:

UNIT 4300 K IN THE 111 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOTS 1, 1\*, 1A, 1B, 1B\*, 1C, 1C\*, 1D, 1E, 1F, 1F\*, 1H, 1J, 1K, 1L, 1M, AND 1N IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS

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DOCUMENT NUMBER 04074563;  
TOGETHER WITH EACH SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN  
THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND  
ENJOYMENT AS CREATED BY THE GRANT OF EASEMENTS RELATING TO THE  
PREMISES COMMONLY KNOWN AS 111 EAST CHESTNUT, CHICAGO, ILLINOIS,  
RECORDED DECEMBER 22, 1994 AS DOCUMENT 04074562 MADE BY LASALLE  
NATIONAL TRUST, N.A. AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY  
20, 1993 AND KNOWN AS TRUST NUMBER 118065 OVER AND UPON PROPERTY  
DESCRIBED THEREIN.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in  
and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs  
and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns  
shall have, claim or demand any right or title to the property, premises, or appurtenances, or any  
part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption  
Laws of the State of Illinois.

Tax Parcel Number: 17-03-225-078-1318

Mail Tax Statements To:  
111 E Chestnut 43K, LLC  
12731 Yardley Drive  
Boca Raton, Florida 33428

[SIGNATURE PAGE FOLLOWS]

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**Grantor Signatures:**

DATED: 10-29-21

*[Signature]*  
Elijah Sirota, Manager, on behalf of 2 BROS & A PUPPY, LLC

STATE OF FLORIDA, COUNTY OF MIAMI-DADE, ss:

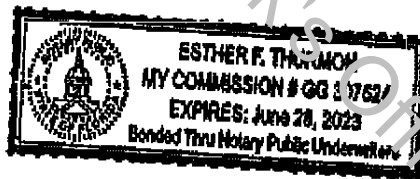
The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 29 day of Oct 2021 by Elijah Sirota, Manager, on behalf of 2 BROS & A PUPPY, LLC, who are personally known to me or who have produced Driver's license as identification.

*[Signature]*  
Signature of person taking acknowledgment

Esther F. Thurmond  
Name typed, printed, or stamped

\_\_\_\_\_  
Title or rank


\_\_\_\_\_  
Serial number (if applicable)



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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

REAL ESTATE TRANSFER TAX		05-Nov-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-03-225-078-1318 | 20211101831437 | 0-588-380-560

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

Exempt. 3% LCS 200/31-45 E

Date: 11-5-21

Signed: \_\_\_\_\_

Property of Cook County Clerk's Office

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## 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: 11 | 4 | 2021

SIGNATURE: \_\_\_\_\_

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: \_\_\_\_\_

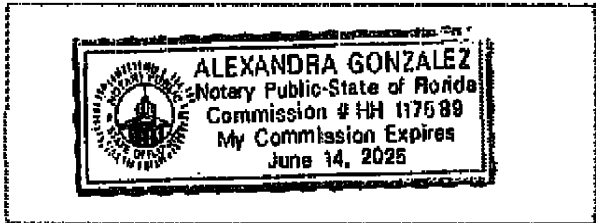
By the said (Name of Grantor): \_\_\_\_\_

On this date of: 11 | 09 | 2021

NOTARY SIGNATURE: \_\_\_\_\_

Alexandra Gonzalez

AFFIX NOTARY STAMP BELOW



### 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: 11 | 4 | 2021

SIGNATURE: \_\_\_\_\_

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: \_\_\_\_\_

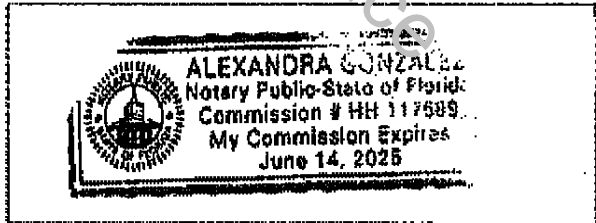
By the said (Name of Grantee): \_\_\_\_\_

On this date of: 11 | 04 | 2021

NOTARY SIGNATURE: \_\_\_\_\_

Alexandra Gonzalez

AFFIX NOTARY STAMP BELOW



**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)