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Doc# 2132819012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/24/2021 11:05 AM PG: 1 OF 4

Property of Cook County Clerk

Commitment Number: IL2121005

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.



After Recording, Send To:
Sharon Land-Ignatius
Joseph Ignatius, Jr
4906 S Indiana Ave 1S,
Chicago, IL 60615

Mail Tax Statements To: Sharon Land-Ignatius and Joseph Ignatius, Jr.: 4906 S Indiana Ave #1S, Chicago, IL 60615

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20-10-114-030-1004

QUITCLAIM DEED

Sharon Ignatius woman

Joseph Ignatius and Sharon Ignatius, a/k/a Sharon Land-Ignatius, unmarried, hereinafter grantors, of Cook County, Illinois, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grant and quitclaim to Sharon Land-Ignatius and Joseph Ignatius, Jr., ~~grantees~~ *grantees* for their joint lives, with the remainder to the survivor of them, hereinafter grantees whose tax mailing address is 4906 S Indiana Ave., #1S, Chicago, IL 60615, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

PARCEL 1: UNIT 4906-1 IN 4904-06 SOUTH INDIANA CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 3 AND 4 IN BLOCK 1 IN DERBY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 15, 2004 AS DOCUMENT 0435039025, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS PARCEL 2:

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THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1-A AND P-2-A, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0435039025.

Property Address is: 4906 S Indiana Ave #1S, Chicago, IL 60615

Prior instrument reference: 0502140047

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on FEB. 24, 2021:

Joseph Ignatius
Joseph Ignatius

Sharon Ignatius, a/k/a Sharon Land-Ignatius
Sharon Ignatius, a/k/a Sharon Land-Ignatius

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on FEB. 24, 2021 by Joseph Ignatius and Sharon Ignatius, a/k/a Sharon Land-Ignatius who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		24-Nov-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

REAL ESTATE TRANSFER TAX		24-Nov-2021
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

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

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 2-24-2021
Sharon Ignatius
Buyer, Seller or Representative

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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: 2 | 24 | 20 21

SIGNATURE: *[Signature]*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

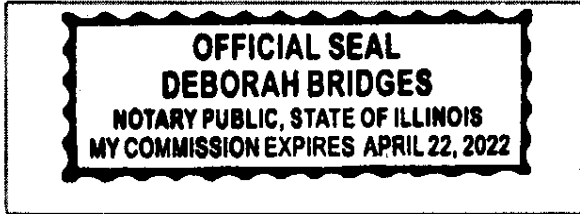
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 2 | 24 | 20 21

NOTARY SIGNATURE: *[Signature]*

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: 2 | 24 | 20 21

SIGNATURE: *[Signature]*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

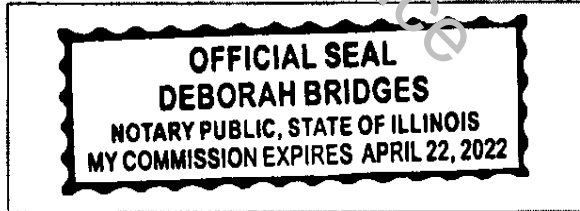
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 2 | 24 | 20 21

NOTARY SIGNATURE: *[Signature]*

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)