

UNOFFICIAL COPY

QUIT CLAIM DEED (ILLINOIS)

PREPARED BY AND AFTER
RECORDING MAIL TO:
Michael C. Diedrich, Esq.
Taft Stettinius & Hollister LLP
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601



Doc# 2133357031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2021 03:49 PM PG: 1 OF 4

RECORDER'S STAMP

The GRANTOR, **RACHEL BERGER**, a single woman, of Chicago, Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS to the GRANTEE, **36 PROPERTIES LLC**, an Illinois limited liability company, whose mailing address is 948 W. Erie Street, Chicago, Illinois 60642, all her interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO

PROPERTY INDEX NUMBERS: 17-08-221-043-0000; and
17-08-218-030-1020

PROPERTY ADDRESSES: 660 N. Peoria Street, Unit C
Chicago, Illinois 60642; and
1035 W. Huron Street, Unit 604
Chicago, Illinois 60642

Subject to the certain indebtedness described in that certain Mortgage dated as of March 27, 2019, recorded on April 16, 2019 as Document No. 1910601043, with the Cook County Recorder of Deeds, executed by Jack Berger (the "Borrower"), and 1st Equity Bank (the "Lender"), and any and all other restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the real property records of Cook County, Illinois.

THIS IS NOT HOMESTEAD PROPERTY.

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IN WITNESS WHEREOF, the Grantor has executed and delivered this Quit Claim Deed on this 31 day of October, 2021.

GRANTOR:

Rachel L. Berger
Rachel Berger

STATE OF ILLINOIS (ILLINOIS)
COUNTY OF COOK (COOK)

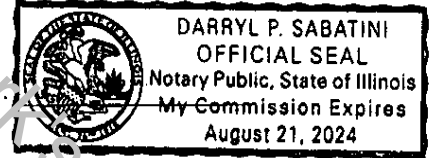
SS:

I, the undersigned Notary Public in and for said County and State, do hereby certify that Rachel Berger, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and acknowledged that she signed said instrument as her free and voluntary act, for the uses and purposes contained therein.

GIVEN under my hand and Notarial Seal, this 31 day of OCTOBER

[Signature]
Notary Public


My Commission Expires:



This document is exempt from real estate transfer taxes under 35 ILCS 200/31-4.(E).



[Signature]
Buyer, Seller, Representative

10/31/21
Date

REAL ESTATE TRANSFER TAX		29-Nov-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

SEND FUTURE TAX BILLS TO:
36 Properties LLC
948 W. Erie Street
Chicago, Illinois 60642
Attention: Jack Berger

17-08-221-043-0000 | 20211101652839 | 0-085-336-720
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		29-Nov-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNIT 3 SOUTH IN RIVER WEST COURTS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: THE EAST 20.67 FEET OF THE WEST 83.01 FEET OF THE SOUTH 36.25 FEET, ALSO THE EAST 15.67 FEET OF THE WEST 78.01 FEET OF THE NORTH 15.58 FEET OF THE SOUTH 51.83 FEET OF LOTS 18, 19, 20 AND 21 (TAKEN AS A TRACT) IN BLOCK 11 IN PHILLIPS AND FAY'S ADDITION TO CHICAGO CONTAINING THREE ACRES IN THE NORTHEAST QUARTER OF SECTION 8 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2. EASEMENT FOR INGRESS AND ENGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE COMMON AREA AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS AND PARTY WALLS RECORDED NOVEMBER 29, 1994 AS DOCUMENT 04000543.

Property Index Number: 17-08-221-043-0000

Property Address: 660 N. Peoria Street, Unit C, Chicago, Illinois 60642

AND

PARCEL 1:

UNIT 604 IN MONTREAUX CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A: LOT 1 IN BLOCK 39 IN OGDEN'S ADDITION TO CHICAGO, IN SECTION 8, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: LOT 2 IN BLOCK 39 (EXCEPT THAT PART OF LOT 2 LYING SOUTHWESTERLY OF A LINE DRAWN THRU A POINT IN THE WEST LINE OF SAID LOT 2, 30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2 TO A POINT ON THE SOUTH LINE AT SAID LOT 2 WHICH IS 47 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2) IN OGDEN'S ADDITION TO CHICAGO, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00415692, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT PARKING SPACE NUMBER 604 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00415692.

Property Index Number: 17-08-218-030-1020

Property Address: 1035 W. Huron Street, Unit 604, Chicago, Illinois 60642

STATEMENT BY GRANTOR AND GRANTEE

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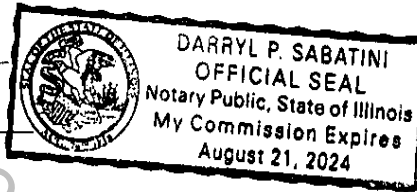
The grantor or its agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 31, 2021

Signature: _____
Grantor of Agent

Subscribed and sworn to before me by the said Agent, this 31st day of October, 2021.

Notary Public



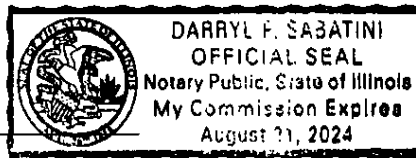
The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 31, 2021

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said Agent, this 31st day of October, 2021.

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)