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GIT
Quit Claim Deed
41067103(1/2)
ILLINOIS STATUTORY

Doc#: 2135604258 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2021 10:28 AM Pg: 1 of 4

Dec ID 20211101649480
ST/CO Stamp 0-265-880-208
City Stamp 0-683-721-360

MAIL TO:

Charanjeet Baez
2150 North Natchez *Ave*
Unit 1S
Chicago, Illinois 60707

GRANTEES address
NAME & ADDRESS OF TAX PAYER:

Charanjeet Baez
2150 North Natchez *Ave*
Unit 1S
Chicago, Illinois 60707

THE GRANTOR(S)

Roberto Castrejon, a single man, of the Cook County of the State of Illinois, and Charanjeet Baez, a single woman, of the Cook County of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to Charanjeet Baez, a single woman, of the County Cook and the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNITS 1S IN THE 2150 N. NATCHEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE DESCRIBED PROPERTY: THAT PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT, BEING OWNER'S DIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BEING ALSO A POINT ON THE WEST LINE OF NATCHEZ AVENUE; THENCE, ON AN ASSUMED BEARING, SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 610.90 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.0 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623031005 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COOK COUNTY, ILLINOIS.

The Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as tenants in common nor as joint tenants with rights of survivorship, but as tenants by the entirety.

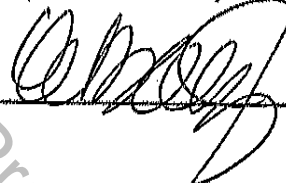
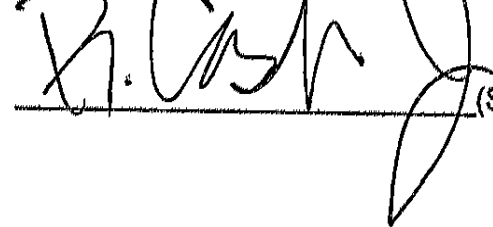
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years.

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Permanent Index Number(s): ~~13-31-205-068-0000~~ 13-31-205-074-1002

Property Addresses:
2150 North Natchez Ave
Unit 18
Chicago, Illinois 60707

Dated this 11 day of 13, 2021
NOVEMBER 13, 2021

 (Seal)  (Seal)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Charanjeev Baez + Roberto Castrejon Jr. personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.



WITNESS my hand and official seal this 13 day of November, 2021.


NOTARY PUBLIC




Exempt under provisions of Paragraph E, Section 4
Real Estate Transfer Act.

11/13/2021 
Date Buyer, Seller, or Representative

REAL ESTATE TRANSFER TAX		22-Nov-2021	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

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REAL ESTATE TRANSFER TAX		22-Nov-2021	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *

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

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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 11/13, 2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 13th day of November, 2021
Notary Public [Signature]

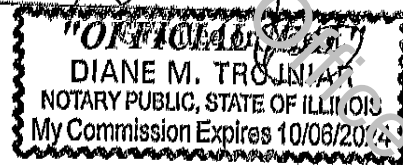


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 11/13, 2021

Signature: [Signature]

Subscribed and sworn to before me
By the said agent
This 13th day of November, 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 ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT A

UNIT 1S IN THE 2150 N. NATCHEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT, BEING OWNER'S DIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BEING ALSO A POINT ON THE WEST LINE OF NATCHEZ AVENUE; THENCE, ON AN ASSUMED BEARING, SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 610.90 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.0 FEET THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0623031005 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property address: 2150 North Natchez Avenue, Unit 1S, Chicago, IL 60707
Tax Number: 13-31-205-074-1002