

# UNOFFICIAL COPY



\*2200757032I\*

## QUIT CLAIM DEED

Doc# 2200757032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/07/2022 04:26 PM PG: 1 OF 5

The Grantors, **NICKOLAS G. GARBIS** and **PEGGY GATSINOS**, a married couple, of the Village of Hinsdale, County of DuPage, State of Illinois, for and in consideration of TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and QUIT CLAIM to the Grantee, **MPAD LLC - 700 VAN BUREN SERIES**, an Illinois Limited Liability Company, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

### PARCEL 1:

**UNIT 1006 IN THE 700 W. VAN BUREN CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 5 TO 8 IN MICAJAM GLASSCOCK'S SUBDIVISION OF LOTS 8 TO 12 IN BLOCK 21 IN THE SCHOOL SECTION ADDITION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010777255, 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 USE PARKING SPACE NUMBER 33, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010777255, AS AMENDED FROM TIME TO TIME.**

**SUBJECT TO: N/A**

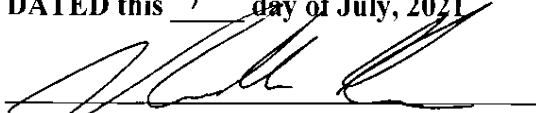
Permanent Index Number: 17-16-117-040-1046

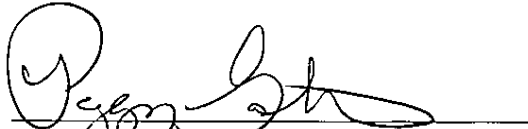
Address of Real Estate: 700 W. VAN BUREN ST., #1006, CHICAGO, IL 60607

\*This is not a homestead property

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DATED this 7<sup>th</sup> day of July, 2021

  
Nickolas G. Garbis

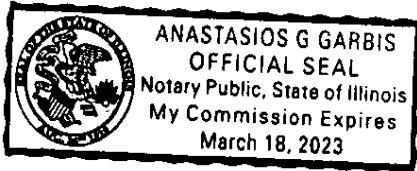
  
Peggy Gatsinos

State of IL )  
) SS  
County of DUPAGE )


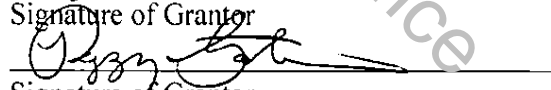
I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **NICKOLAS G. GARBIS** and **PEGGY GATSINOS**, personally known to me as the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of July, 2021.

  
(Notary Public)



**EXEMPT UNDER REAL ESTATE  
TRANSFER TAX ACT UNDER  
PARAGRAPH E, SECTION 4.**

  
\_\_\_\_\_  
Signature of Grantor  
  
\_\_\_\_\_  
Signature of Grantor

Date: 7/7/2021

Prepared By: Anastasios G. Garbis, Garbis Law, LLC, 3 Grant Square #270, Hinsdale, IL 60521.

**MAIL RECORDED INSTRUMENT TO:**  
Garbis Law, LLC  
3 Grant Square #270  
Hinsdale, IL 60521

**SEND SUBSEQUENT TAX BILLS TO:**  
NPAD LLC  
109 Symonds Dr. #143  
Hinsdale, IL 60521

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**OLD REPUBLIC** NATIONAL TITLE INSURANCE COMPANY

### 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.

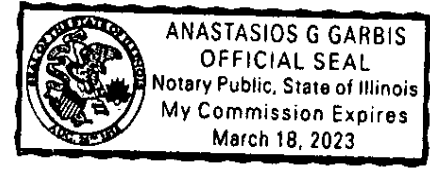
Dated: 7/7/2021

Signature: [Handwritten Signature]  
Grantor or Agent

[Handwritten Signature]

Subscribed and sworn to before me on 7/7/2021

Notary Public [Handwritten Signature]



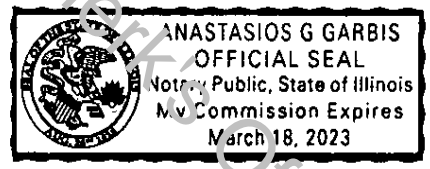
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 7/7/2021

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me on 7/7/2021

Notary Public [Handwritten 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 \_\_\_\_\_, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# REAL ESTATE TRANSFER TAX

07-Jan-2022



**CHICAGO:**

0.00

**COTA:**

0.00

**TOTAL:**

0.00\*

17-16-117-040-1046

20220101693396

1-637-279-376

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

Property

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City Clerk's Office

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Property of Cook County Clerk's Office

COUNTY:	0.00				
ILLINOIS:	0.00				
TOTAL:	0.00				
					17-16-117-040-1046
					20220101693396   1-666-639-504

