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Doc#: 2202842252 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/28/2022 02:29 PM Pg: 1 of 5

213752822/RTC

QUITCLAIM DEED

GRANTOR, MICHELLE M. CHLEBEK, a married woman, joined by her spouse, LEE GREENBERG (herein, "Grantor"), whose address is 215 North Aberdeen Street, Unit 305B, Chicago, IL 60607, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, LEE GREENBERG and MICHELLE M. CHLEBEK, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 215 North Aberdeen Street, Unit 305B, Chicago, IL 60607, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 215 North Aberdeen Street, Unit 305B, Chicago, IL 60607

Permanent Index Number: 17-08-421-018-1014 and 17-08-421-018-1077

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 28th day of JANUARY, 2022.

When recorded return to:

LEE GREENBERG
MICHELLE M. CHLEBEK
215 NORTH ABERDEEN STREET,
UNIT 305B
CHICAGO, IL 60607

Send subsequent tax bills to:

LEE GREENBERG
MICHELLE M. CHLEBEK
215 NORTH ABERDEEN STREET,
UNIT 305B
CHICAGO, IL 60607

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO IL 60654

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GRANTOR

Michelle M. Chlebek
MICHELLE M. CHLEBEK

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on JANUARY 22nd, 2022 by MICHELLE M. CHLEBEK.

[Affix Notary Seal]

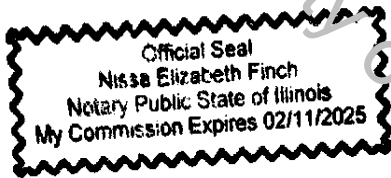
Notary Signature:

Nissa Elizabeth Finch

Printed name:

NISSA ELIZABETH FINCH

My commission expires: 02/11/2025



GRANTOR

Lee Greenberg
LEE GREENBERG

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on JANUARY 22nd, 2022, by LEE GREENBERG.

[Affix Notary Seal]

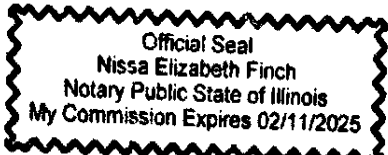
Notary Signature:

Nissa Elizabeth Finch

Printed name:

NISSA ELIZABETH FINCH

My commission expires: 02/11/2025



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Michelle M. Chlebek
Signature of Buyer/Seller/Representative

1/22/22
Date

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 1/22/22

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said MICHELLE M. CHLEBEK this 22nd day of JANUARY, 2022.

Notary Public [Signature]



The grantee or his/her agent affirms that, to the best of his/her 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: 1/22/22

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said LEE GREENBERG this 22nd day of JANUARY, 2022.

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

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EXHIBIT A

[Legal Description]

UNIT B-305 AND PARKING P04 IN BLUE MOON LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00696706 BEING A PORTION OF:

PARCEL 1: LOTS 11 THROUGH 20 INCLUSIVE IN THE SS HAYES SUBDIVISION OF BLOCK 24 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: ALL OF THE VACATED NORTH AND SOUTH ALLEY LYING EASTERLY OF AND ADJOINING THE EASTERLY LINES OF LOTS 11, 14, 15, 18 AND 19 AND LYING WESTERLY OF AND ADJOINING THE WESTERLY LINES OF LOTS 12, 13, 16, 17 AND 20 ALL IN SS HAYES SUBDIVISION OF BLOCK 24 IN CARPENTERS ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(HEREINAFTER REFERRED TO AS PARCEL); WHICH SURVEY IS ATTACHED AS APPENDIX D TO DECLARATION OF CONDOMINIUM MADE BY BLUE MOON LOFTS, LLC, AND RECORDED SEPTEMBER 8, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00696706 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to

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implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Property of Cook County Clerk's Office