

# UNOFFICIAL COPY

## QUIT CLAIM DEED Statutory (Illinois)



\*2203519043\*

Doc# 2203519043 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2022 02:38 PM PG: 1 OF 11

THE GRANTOR, Andrew Waters and Tal Porat, a married couple, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEYS and QUIT-CLAIMS to 749 W Brompton 1 LLC, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### LEGAL DESCRIPTION

UNIT #749-1 IN THE 743-55 BROMPTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 15, LOT 16 AND LOT 17 (EXCEPT THE EAST 5 FEET THEREOF) IN TILT'S ADDITION TO LAKEVIEW IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOT 5 IN THE SUBDIVISION OF LOTS 1 TO 5 IN THE RESUBDIVISION OF LOTS 12, 13, AND 15 IN TILT'S ADDITION TO LAKEVIEW, A SUBDIVISION OF LOTS 1, 2, 3, 12, 13, 17 AND 18 AND PARTS OF LOTS 7, 8, 9, 11 AND 16 IN HAMBLETON AND HOWES SUBDIVISION OF BLOCK 10 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 IN PINE GROVE, A SUBDIVISION BY ELISHA E. HUNDLEY OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24900690 AND ALSO FILED AS "LR 3083828" TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Commonly known as: 749 W. Brompton Ave. #1, Chicago, Illinois 60657

PIN: 14-21-302-031-1011

**\*\*[INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW]\*\***

#### REAL ESTATE TRANSFER TAX

04-Feb-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-21-302-031-1011 | 20220201615577 | 0-792-301-968

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

#### REAL ESTATE TRANSFER TAX

04-Feb-2022




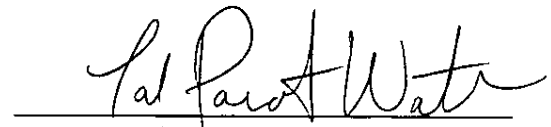
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-21-302-031-1011

| 20220201615577 | 2-064-667-024

## UNOFFICIAL COPY

Dated: this 28 day of Jan, 2022Dated: this 28 day of Jan, 2022
  
 Andrew Waters

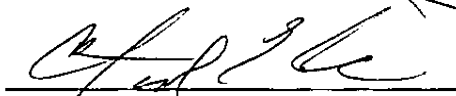
  
 Tal Porat Waters  
 TPW

This transfer is exempt under the provisions of the Real Estate Transfer Tax Act, 35 ILCS 200/31-4(e).

STATE OF CALIFORNIA }  
 COUNTY OF Santa Clara } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Andrew Waters, is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of January, 2022

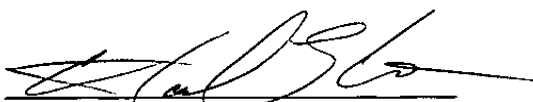
  
 Notary-Public

STATE OF CALIFORNIA }  
 COUNTY OF Santa Clara } ss.

Please See Attached

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Tal Porat, is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of January, 2022

  
 Notary Public

# UNOFFICIAL COPY

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**THIS INSTRUMENT  
PREPARED BY:**

Seth A. Kaplan, Esq.  
Rudolph Kaplan, LLC  
738 N. Wells St.  
Chicago, IL 60654

---

**WHEN RECORDED RETURN TO:**

Seth A. Kaplan, Esq.  
Rudolph Kaplan, LLC  
738 N. Wells St.  
Chicago, IL 60654

---

**SEND FUTURE TAX BILLS TO:**

Andrew Waters and Tal Porat  
749 W. Brompton Ave., Unit 1  
Chicago, Illinois 60657

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**CALIFORNIA ACKNOWLEDGMENT**
**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

 County of Santa Clara

 On January 28, 2022 before me, Claudia E. Castellanos, Notary Public

Date

Here Insert Name and Title of the Officer

 personally appeared Tal Porat Waters

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

**Description of Attached Document**

 Title or Type of Document: Quit Claim Deed

 Document Date: No date Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

 Signer's Name: Tal Porat Waters
☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

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State of California

County of Santa Clara

On January 28, 2022 before me, Claudia E. Castellano, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Andrew Waters  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

### OPTIONAL

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#### Description of Attached Document

Title or Type of Document: Andrew Waters - Quit Claim Deed

Document Date: no date Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: Andrew Waters

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

## UNOFFICIAL COPY

## CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

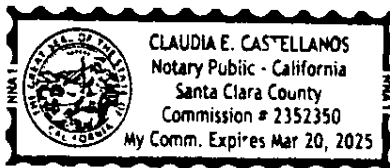
State of California

County of Santa Clara

Subscribed and sworn to (or affirmed) before me on

this 28 day of January, 2022, by  
Date Month Year(1) Tal Porat Waters(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

## OPTIONAL

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## Description of Attached Document

Title or Type of Document: Grantor/Grantee Affidavit: Statement by Grantor + GranteeDocument Date: no date. Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

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## CALIFORNIA JURAT

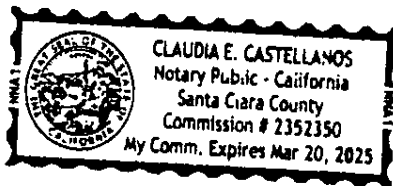
GOVERNMENT CODE § 8202

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State of California

County of Santa Clara

Subscribed and sworn to (or affirmed) before me on

 this 28 day of January, 2022, by  
 Date Month Year
(1) Andrew Waters(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)
 proved to me on the basis of satisfactory evidence to  
 be the person(s) who appeared before me.

 Signature [Signature]  
 Signature of Notary Public

Place Notary Seal and/or Stamp Above

## OPTIONAL

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## Description of Attached Document

 Title or Type of Document: Grantor/Grantee Affidavit: Statement by Grantor  
 Grantor

 Document Date: No Date Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

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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: 01/28/2022

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): Val Porat Waters TPW

On this date of: 01/28/2022

NOTARY SIGNATURE: [Signature]

Please See Attached

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: 01/28/2022

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): 749 W Brompton 1 LLC

On this date of: 01/28/2022

NOTARY SIGNATURE: [Signature]

Please See Attached

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)**

rev. on 10.17.2016



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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DATED: 01 | 28 |, 20 22

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): Andrew Waters

On this date of: \_\_\_\_\_, 20 22

NOTARY 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: 01 | 28 |, 20 22

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): 749 W Brompton 1 LLC

On this date of: \_\_\_\_\_, 20 22

NOTARY 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.

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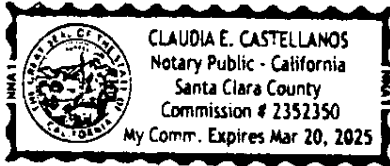
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County of Santa Clara

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Signature \_\_\_\_\_  
Signature of Notary Public

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State of California

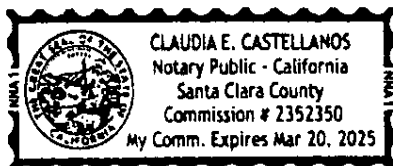
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on

this 28 day of January, 2022, by  
Date Month Year

(1) Andrew Water

(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

**Signature**

**Signature of Notary Public**

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3 Grantee

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