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QUIT CLAIM DEED Statutory (Illinois)



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 DOLL ARS, 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 FAST 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 SUPPLYISION 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 NOR 1H 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 3083823 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
No.	TOTAL:	0.00 *
14-21-302-031-101	1 20220201615577	0-792-301-968

Total does not include any applicable penalty or interest due.

R	EAL ESTATE	TRANSFER T	AX	04-Feb-2022
			COUNTY:	0.00
			ILLINOIS:	0.00
			TOTAL:	0.00
	14-21-302-	031-1011	120220201615577 1 2-	164-667-024

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Dated: this 28 day of α , 2022

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Dated: this $\frac{28}{\text{day of }} \int a \wedge \frac{3}{\text{day of }}$, 2022

Il Pavillat	Pal Parot Water
Andrew Waters	Tal Porat Waters TPW
This transfer is exempt under the provisions of the Real E 4(e).	state Transfer Tax Act, 35 ILCS 200/31-
STATE OF CALIFORNIA ss.	
COUNTY OF Surle Clava ss.	
I, the undersigned, a Notary Public in and for said Cou CERTIFY, that Andrew Waters, is personally known to re subscribed to the forgoing instrument, appeared before me she signed and delivered the said instrument as her free and therein set forth.	ne to be the same person whose name is this day in person and acknowledged that
Given under my hand and official seal, this 2ξ day of 3ξ	January, 2022
Affle ?	Ž
Notary-Public Control of the Control	Clary
STATE OF CALIFORNIA SS.	7
COUNTY OF <u>Santa Clara</u> ss.	Please See Arrached
I, the undersigned, a Notary Public in and for said Cou CERTIFY, that Tal Porat, is personally known to me subscribed to the forgoing instrument, appeared before me she signed and delivered the said instrument as her free and therein set forth.	to be the same person whose name is this day in person and acknowledged that
Given under my hand and official seal, this $\frac{28}{2}$ day of $\frac{2}{3}$	January, 2022

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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

200+ County Clert's Office SEND FUTURE TAX BILLS TO:

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

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CALIFORNIA ACKNOWLEDGMENT	CIVIL CODE § 1189
	es only the identity of the individual who signed the document accuracy, or validity of that document.
personally appeared	audia E. Castellanos Notary Public Here Insert Name and Title of the Officer ates
to the within instrument and acknowledged to me that authorized capacity(les), and that by his/hor/their signal upon behalf of which the person(s) acted, executed the CLAUDIA E. CASTELLANOS Notary Public - California Santa Clara County Commission # 2352350 My Comm. Expires Mar 20, 2025	ture(s) on the instrument the person(s), or the entity
OPTIO	eter alteration of the document or
Description of Attached Document Title or Type of Document:	Claim Deed Number of Pages: 2
Capacity(les) Claimed by Signer(s) Signer's Name: Tal lovat 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 Guardian or Conservator Other: Signer is Representing:

2203519043 Page: 5 of 11

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CIVIL CODE § 1189

CALIFORNIA ACKNOWLEDGMENT	
	CONTROLOGICA DE LA CONTROLOGICA DE LA CONTROLOGICA
A notary public or other officer completing this certificate verifito which this certificate is attached, and not the truthfulness,	iles only the identity of the individual who signed the document accuracy, or validity of that document.
State of California	
County of Santa Clara	
On January 28, 2022 before me, Cl	Audia E. Castellano Notary Public. Here Insert Name and Title of the Officer
	Here insert Name and True of the Officer
personally appeared	Name(s) of Signer(s)
who proved to me on the basis of satisfactory evidence to the within instrument and acknowledged to me that	te to be the person(s) whose name(s) is/are subscribed
authorized capacity(ies), and that by nis/hos/their signa	aturelation the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed th	e instrument.
aport belian of which are personner assets as	• 1100
0/	
τ	I certify under PENALTY OF PERJURY under the
· · · · · · · · · · · · · · · · · · ·	lav's of the State of California that the foregoing
CLAUDIA E. CASTELLANOS Notary Public - California	paragraph is true and correct.
Santa Clara County	WITHESS my hand and official seal.
Commission # 2352350 My Comm. Expires Mar 20, 2025	1/h
	1300
	Signature / A / Co
Place Notary Seal and/or Stamp Above	Signature of Notary Public
OPTIO	
Completing this information can d	leter alteration of the documer t or
fraudulent reattachment of this t	form to an unintended document
Description of Attached Document	
Title or Type of Document:	Laters - Whit Claim leed
Document Date: NO Date	Number of Pages:
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	
Signer's Name: Andrew waters	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Individual ☐ Attorney in Fact
☐ Individual ☐ Attorney in Fact ☐ Guardian or Conservator	☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator
Other:	□ Other:
Signer is Representing:	Signer is Representing:
- J	

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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 Sama Clara	
C/Y	Subscribed and sworn to (or affirmed) before me on
Op	this 28 day of January, 20 22, by Date Month Year
Co	11 Tal Porat Waters
4	(ar d (2)),
•	Name(s) of Signer(s)
CLAUDIA E. CASTELLANOS Notary Public - California Santa Clara County Commission = 2352350	proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
My Comm. Expires Mar 20, 2025	Signature Signature
Place Notary Seal and/or Stamp Above	Signo re of Notary Public
	5
OPT	IONAL
fraudulent reattachment of this	deter alteration of the document or form to an unintended document.
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Document Date: No Onte.	Number of Pages:/
Signer(s) Other Than Named Above:	

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State of California	
County of Santa Clara	
JON OF	Subscribed and sworn to (or affirmed) before me on this 28 day of January, 20 22, by Date
Cook	11) Andrew Waters
τ	(ar d (2)),
· ·	Name(s) of Signer(s)
CLAUDIA E. CASTELLANOS Notary Public - California Santa Ciara County Commission # 2352350 My Comm. Expires Mar 20, 2025	proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
	Signature Signature
Place Notary Seal and/or Stamp Above	Signoture of Notary Public
	S Ox
OPT	IONAL ————————————————————————————————————
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Document Date: NU Date	Number of Pages:/
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

as a person ar	iu autilonzeu to u	io business on	acquire and note to	ille to rear estate	under the laws of the state of film	OIS.
DATED: (11028	, 20 22		SIGNATURE:	fulfat Nal	
	6			-	V GRANTOR or AGENT	
GRANTOR NO	TARY SECTION:	The below section	n is to be completed by	the NOTARY who w	itnesses the GRANTOR signature.	
Sub	scribed and swo.m	సి hefore me, Na	me of Notary Public			
By the said	(Name of Grantor):	√a/Porat [/	laters Tew		AFFIX NOTARY STAMP BELOW	***************************************
On this	date of:		122			
NOTARY SIGN	ATURE:		<u> </u>	_		
			Please See Assached			
			Allaries	Laure monocomonomento	энномика конкримномика изчивника месенальна как уснествення конкрименти.	#13#15#13##############################
GRANTEE S	ECTION		C			
The GRANTE	E or her/his agent	t affirms and ve	erifies that the nan	າວ ຕຳthe <u>GRAN</u>]	EE shown on the deed or assign	ment
of beneficial in	terest (ABI) in a la	and trust is eith	er a natural perso	n, an lilir ois corp	oration or foreign corporation	
authorized to d	do business or ac	quire and hold	title to real estate	in Illinois, a partn	ership authorized to do business	or
acquire and ho	old title to real esta	ate in Illinois or	other entity recog	nized as a perco	n and authorized to do business o	or
acquire and ho	old title to real esta	ate under the la	aws of the State of	f Illinois.	///	1
DATED: O	1 28	, 20 22		SIGNATURE:	Talarat Va	t
				_	GRANTEE or AGENT	
GRANTEE NO	TARY SECTION:	The below section	n is to be completed by	the NOTARY who wi	tnesses the GRANTT.c signature.	
Sub	scribed and swom t	to before me, Na	me of Notary Public:		U _Z c.	
By the said ((Name of Grantee):	749 W Brom	pton 1 LLC		AFFIX NOTARY STAMP BELOW	
On this	date of:	, 20	22		8	
NOTARY SIGN	ATURE:					
•		<u> </u>	Please See			
			Allach	ــــــا ابو		

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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

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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

as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of	i iliitiois.
DATED: 61 128 1, 20 22 SIGNATURE: ALL	
GRANTOR or AGE	NT
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.	
Subscribed and swom to before me, Name of Notary Public:	
By the said (Name of Grantor): Andrew Waters AFFIX NOTARY STAMP BEL	<u>.ow</u>
On this date of: 20 22	
NOTARY SIGNATURE:	
Please Se Macinel	
GRANTEE SECTION	
The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or as	ssignment
of beneficial interest (ABI) in a land trust is either a natural person, an alir ois corporation or foreign corporation	1
authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business	ness or
acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized, to do busin-	ess or
acquire and hold title to real estate under the laws of the State of Illinois.	
DATED: 01 78 , 20 22 SIGNATURE:	\geq
GRANTEE or AGE	NI
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANT & signature.	
Subscribed and sworn to before me, Name of Notary Public:	
By the said (Name of Grantee): 749 W Brompton 1 LLC AFFIX NOTARY STAMP BELL	<u>ow</u>
On this date of:	Y
NOTARY SIGNATURE:	
Please See Assachul	

CRIMINAL LIABILITY NOTICE

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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 Scota Clara	•
CLAUDIA E. CASTELLANOS Notary Public - Catifornia Santa Clara County Commission # 2352350 My Comm. Expires Mar 20, 2025 Place Notary Seal and/or Stamp Above	Subscribed and sworn to (or affirmed) before me on this 28 day of Januar 4, 20, 22, by Date Month Year (1) Tal Porat Waters (at d (2)
OP	TIONAL
Completing this information can	deter alteration of the document or form to an unintended document.
Description of Attached Document Title or Type of Document:	entæ AMidavit. Statement by Granter
Document Date: No Date	Number of Pages:
Signer(s) Other Than Named Above:	

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GOVERNMENT CODE § 8202

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State of California	
County of Saita Clara	
	Colorathad and much to for officered before me on
	Subscribed and sworn to (or affirmed) before me on
Ox	this $\frac{38}{Date}$ day of $\frac{1}{1}$ day
	1
	11) Andrew Water
94	
4	(ar d (2)). Name(s) of Signer(s)
CLAUDIA E. CASTELLANOS	Name(s) or signer(s)
Notary Public - California Santa Clara County	proved to me on the basis of satisfactory evidence to
Commission # 2352350 Ay Comm. Expires Mar 20, 2025	be the person(s) who appeared before me.
	Signature / Jan !!
Place Notary Seal and/or Stamp Above	Signature of Notary Public
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Completing this information can fraudulent reattachment of this	deter alteration of the document or sform to an unintended document.
Description of Attached Document	
Title or Type of Document: Carantor) Gran	Hee Apridait: Statement by Granto
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