

# UNOFFICIAL COPY



\*2203808029\*

Doc# 2203808029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/07/2022 10:40 AM PG: 1 OF 4

## QUIT CLAIM DEED

ATT  
Held  
A00125013ALP

John A. Batdorff, II, a married man, 2208 N. Sedgwick Ave., Apt. 3, Chicago, IL 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEY(S) and QUIT-CLAIM to Victorian on Sedgwick, LLC, an Illinois limited liability company, 1902 W. Foster Ave., Chicago, IL 60640 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 2208-2 IN VICTORIAN ON SEDGWICK CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24119746, AS AMENDED FROM TIME TO TIME, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-33-114-047-1003

Address of Real Estate: 2208 N. Sedgwick St., Apt 2, Chicago, IL 60614

THIS IS NOT HOMESTEAD PROPERTY

Exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Act.

By: 

Dated: 1/12/22

## UNOFFICIAL COPY

Dated: 1/12/22  
John A. Batdorff, II

## REAL ESTATE TRANSFER TAX

04-Feb-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-33-114-047-1003

20220201616817 | 1-051-742-608

STATE OF Illinois )  
COUNTY OF Cook ) SS)

## REAL ESTATE TRANSFER TAX

04-Feb-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-33-114-047-1003 | 20220201616817 | 1-067-028-880

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

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO  
HEREBY CERTIFY THAT, **John A. Batdorff, II** is personally known to me to be the  
same person whose name is subscribed to the foregoing instrument, appeared before me  
this day in person and severally acknowledged that he signed and delivered that said  
instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 12 day of January, 2022  
Notary Public

Commission expires: \_\_\_\_\_

Name and Address of Taxpayer and Return to After Recording:  
Victorian on Sedgwick, LLC  
1902 W. Foster Ave.  
Chicago, IL 60640

Prepared By:  
Gregory A. Braun, Esq.  
Braun & Rich, PC  
4301 Damen Ave.  
Chicago, IL 60618

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed, assignment of beneficial interest in a land trust, is 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.

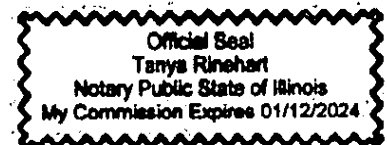
Dated: 1/12/22

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS

12 DAY OF January, 2022

[Signature] (NOTARY PUBLIC)



The grantee or their 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, 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: 1/12/22

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS

12 DAY OF January, 2022

[Signature] (NOTARY PUBLIC)



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 a Class A misdemeanor for subsequent offenses.

# UNOFFICIAL COPY

## AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

Patrice M Connolly, being duly sworn, state that I have access to the copies of the attached  
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Quit Claim Deed

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

John A. ESTDORFF II

(print name(s) of executor/grantor)

Victorian W Sedgewick

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Title Company

(print your relationship to the document(s) on the above line)

### OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

[Signature]  
Affiant's Signature Above

2/4/22  
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

February 4 2022  
Date Document Subscribed & Sworn Before Me

[Signature]  
Signature of Notary Public



**SPECIAL NOTE:** This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.