

UNOFFICIAL COPY

Doc#: 2204847061 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/17/2022 11:56 AM Pg: 1 of 6

Dec ID 20220201617539

City Stamp 0-726-053-264

QUITCLAIM DEED

GRANTOR, KELSEY TAYLOR, a married man, joined by his spouse, SYDA TAYLOR (herein, "Grantor"), whose address is 3120 S. Indiana Avenue, Unit 403, Chicago, IL 60616, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, KELSEY TAYLOR and SYDA TAYLOR, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 3120 S. Indiana Avenue, Unit 403, Chicago, IL 60616, 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: 3120 S. Indiana Avenue, Unit 403, Chicago, IL 60616

Permanent Index Number: 17-34-102-051-1072

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 30 day of August, 2021.

REAL ESTATE TRANSFER TAX

08-Feb-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-34-102-051-1072 | 20220201617539 | 0-726-053-264

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

When recorded return to:

KELSEY TAYLOR
SYDA TAYLOR
3120 S. INDIANA AVENUE, UNIT
403
CHICAGO, IL 60616

FILE# FIM11-IL-164806

Send subsequent tax bills to:

KELSEY TAYLOR
SYDA TAYLOR
3120 S. INDIANA AVENUE, UNIT
403
CHICAGO, IL 60616

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
423 LITLHA PINECREST ROAD
BRANDON, FL 33511

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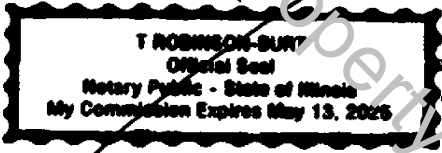
GRANTOR

STATE OF Illinois
 COUNTY OF COOK

K KELSEY TAYLOR
A Syda Taylor

This instrument was acknowledged before me on 26th August 2021, by KELSEY TAYLOR.

[Affix Notary Seal] Notary Signature: T. Robinson-Burt
 Printed name: T. Robinson-Burt Notary Public
 My commission expires: May 13th 2025



GRANTOR K A Kelsey Taylor
Syda A. Taylor
 SYDA TAYLOR

STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me on _____, by SYDA TAYLOR.

[Affix Notary Seal] Notary Signature: _____
 Printed name: _____
 My commission expires: _____

"see attached"

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

K Syda Taylor 8/30/21
 Signature of Buyer/Seller/Representative Date

Property of Cook County Clerk's Office

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INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Illinois }
 County of Cook } ss.

On this the 30th day of August, 2021, before me,

T Robinson-Burt Notary Public, the undersigned Notary Public,
Name of Notary Public

personally appeared Helsey Taylor; Syda Taylor
Name(s) of Signer(s)

personally known to me – OR –
 approved 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 for the purposes therein stated.



WITNESS my hand and official seal.

T Robinson-Burt Notary Public
Signature of Notary Public

T Robinson-Burt
Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. 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: August 30th 2021 Number of Pages: #3

Signer(s) Other Than Named Above: n/a

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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: 08-30-2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said T.R.B.
this 26th day of August,
2021.

Notary Public: J. Robinson-Burt

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: 8-30-2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said T.R.B.
this 26th day of August,
2021.

Notary Public: J. Robinson-Burt

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.)

Property of Cook County Clerk's Office
"see attached"

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VERIFICATION ON OATH OR AFFIRMATION

State of Illinois }
 County of COOK } ss.

Subscribed and sworn to (or affirmed) before me

this 30th day of August, 2021 by
Day Month Year

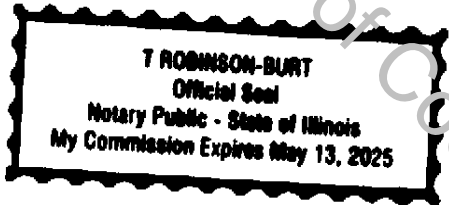
Kelsey Taylor
Name of Signer No. 1

Syda Taylor
Name of Signer No. 2 (if any)

T. Robinson Burt
Signature of Notary Public

T. Robinson Burt

Any Other Required Information
 (Residence, Expiration Date, etc.)



Place Notary Seal/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: Statement By Grantor and Grantee

Document Date: August 30th, 2021 Number of Pages: 12

Signer(s) Other Than Named Above: _____

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EXHIBIT A

[Legal Description]

PARCEL 1: UNIT NO. 712) - 403 IN THE MICHIGAN INDIANA CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE FOR MICHIGAN PLACE DATED DECEMBER 7, 1999 BETWEEN ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AS LESSEE, RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 29, 2000 AS DOCUMENT NO. 00-147967 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO (THE "GROUND LEASE") WHICH GROUND LEASE DEMISES THE LAND HEREINAFTER DESCRIBED FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENT LOCATED ON THE FOLLOWING DESCRIBED LAND:

CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR MICHIGAN INDIANA CONDOMINIUM DATED FEBRUARY 23, 2001 AND RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON MARCH 15, 2001 AS DOCUMENT 001-0205852, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME (AS SO AMENDED, "THE DECLARATION"), AIL IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-69 AND L.C.E. - 25 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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 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.