

UNOFFICIAL COPY

Doc#: 2205510174 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/24/2022 12:39 PM Pg: 1 of 5
Dec ID 20220201625980

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-215903-MOB

MAIL TAX STATEMENTS TO:
Sindhu Kurup
4953 Oakton Street, Unit 207
Skokie, IL 60077

Name & Address of Preparer:
Carlos Del Rio, Esq
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 10-28-201-034-1132

QUIT CLAIM DEED

THIS DEED made and entered into on this 24 day of February, 2022, by and between **Sindhu Kurup, a married woman, who acquired title as an unmarried woman, joined in execution by her spouse, Ratul Raychaudhuri**, a mailing address of 4953 Oakton Street, Unit 207, Skokie, IL 60077, hereinafter referred to as Grantor(s) and **Sindhu Kurup, a married woman**, a mailing address of 4953 Oakton Street, Unit 207, Skokie, IL 60077, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 4953 Oakton Street, Unit 207, Skokie, IL 60077

"Exempt under provisions of Paragraph E"
Section 31-45; Real Estate Transfer Tax Act

2-7-2022

Date



Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

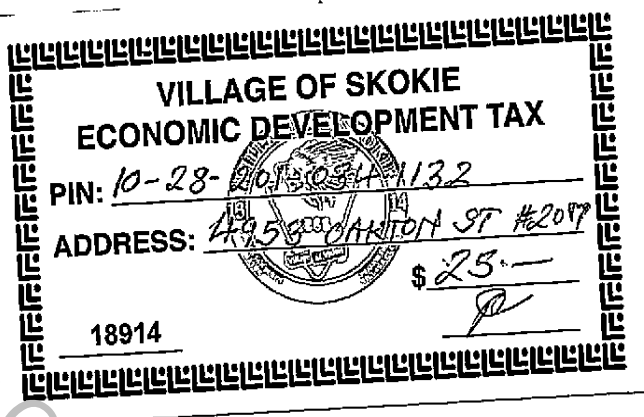
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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 7th day of February, 2022.

[Signature]
Sindhu Kurup

[Signature]
Ratul Raychaudhuri



STATE OF IL
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Sindhu Kurup and Ratul Raychaudhuri, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 7th day of February, 2022.

[Signature]
Notary Public
My commission expires: 11/25/24

No title exam performed by the preparer. Legal description and party's names provided by the party.



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EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS:

UNIT 207 AND PARKING SPACE P-90 IN METROPOLITAN OF SKOKIE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 3 IN METROPOLITAN OF SKOKIE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 02, 2005 AS DOCUMENT NUMBER 0524544033, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: (A) BELOW A HORIZONTAL PLANE AT ELEVATION 630.55 USGS DATUM (B) ABOVE A HORIZONTAL PLANE AT ELEVATION 641.91.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 08, 2005 AS DOCUMENT 0531218048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED DECEMBER 20, 2005 AS DOCUMENT 0535403095, SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED MARCH 15, 2006 AS DOCUMENT 0607434105, THIRD AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED MAY 01, 2006 AS DOCUMENT 0612117117 AND FOURTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED JUNE 08, 2006 AS DOCUMENT 0615945105 AND AS MAY BE FURTHER AMENDED FROM TIME TO TIME.

SUBJECT TO: (A) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE; AND GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING.

(B) TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM/COVENANTS, CONDITIONS AND RESTRICTIONS ("DECLARATION/CCRS") AND ALL AMENDMENTS; PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION/CCRS OR AMENDMENTS THERETO; PARTY WALL RIGHTS AND AGREEMENTS; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF GENERAL ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION/CCRS.

BEING THE SAME PROPERTY CONVEYED TO SINDHU KURUP, AN UNMARRIED WOMAN, INDIVIDUALLY FROM BEVERLY A. BEINE, BY DEED DATED FEBRUARY 05, 2016, AND RECORDED ON FEBRUARY 08, 2016, AS 1603945055.

UNOFFICIAL COPY PLAT ACT AFFIDAVIT

State of Illinois

County of Cook } SS.

Ratul Raychaudhuri, Sindhu Kurup, being duly sworn on oath, states that they resides at 4953 Oakton St Skokie IL 60077. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

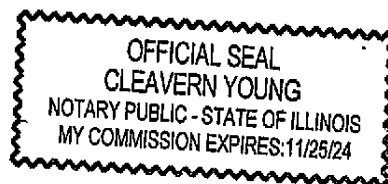
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that they makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Cleavern Young

SUBSCRIBED and SWORN to before me

this 7th day of February, 2022



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STATEMENT BY GRANTOR AND GRANTEE

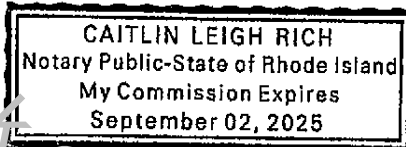
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 February 7th, 20 22.

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Charmannic Kong this 7th, day of February, 20 22.

[Signature]
Notary Public
My commission expires: 9/2/25



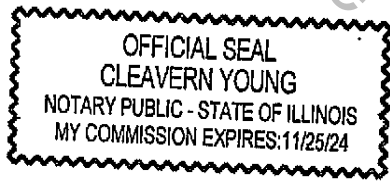
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 7, 20 22.

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Ratul Raychaudhuri, Sindhu Ray this 7th, day of February, 20 22.

[Signature]
Notary Public
My commission expires: _____



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