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Doc#: 2206020117 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/01/2022 07:26 AM Pg: 1 of 4

QUIT CLAIM DEED (ILLINOIS)

**This document was prepared by/
after recording return to:**

Dubin Singer Phillips PC
Attn: Mitch Phillips
200 West Monroe Street
Suite 2050
Chicago, IL 60606

Send future tax bills to:

Mitch Phillips
837 Lyndhurst Court
Naperville, Illinois 60563

Dec ID 20220201634393
ST/CO Stamp 0-355-599-760
City Stamp 1-283-589-520

THE GRANTOR, JIG Investments, LLC, an Illinois limited liability company, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, hereby CONVEYS and QUIT CLAIMS unto: **Lisa Phillips and Mitch Phillips**, as joint tenants with rights of survivorship, of the County of Du Page, State of Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Permanent Real Estate Index Numbers: 17-10-209-025-1521

Addresses of Real Estate: 211 East Ohio Street, Unit #2720, Chicago, Illinois 60611

FIRST AMERICAN TITLE
FILE # 3127962 Accom

*Accommodation recording only,
document not reviewed and
no insurance provided*

(Signatures appear on following page)

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In Witness Whereof, said Grantor has caused its name to be signed to these this ¹⁶~~14~~th day of December, 2021.

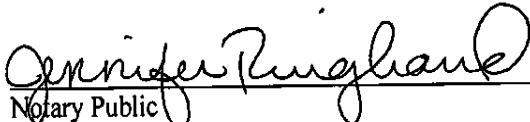
JJG Investments, LLC, an Illinois limited liability company

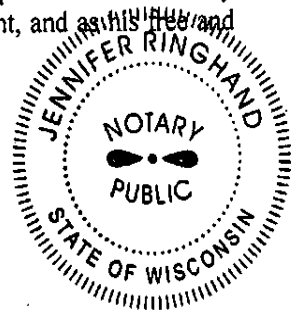
By: 
John J. Giampoli, Manager

STATE OF WI)
) SS.
COUNTY OF Walworth)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **John J. Giampoli**, personally known to me as Manager of JJG Investments, LLC, an Illinois limited liability company, appeared before me this day in person and severally acknowledged that as such owner he signed and delivered the said instrument, and as his free and voluntary act, for the uses and purposes therein set forth.

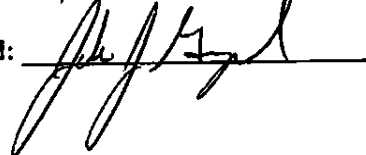
Given under my hand and official seal, this 16 day of December, 2021


Notary Public
Notary Expires: 11-6-25



**EXEMPT UNDER ILLINOIS TRANSFER
TAX LAW SECTION 31-45 PARAGRAPH
E & COOK COUNTY CODE OF ORDINANCES
SECTION 74-106 PARAGRAPH 5**

Date: 12/16/2021

Signed: 

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

Parcel 1: Unit No. 2720 in the Grand Ohio Condominium, as delineated on a Survey of the following described real estate: Part of Block 20 in Kinzie's Addition to Chicago, being a Subdivision of the North fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, together with easement created by Document No. 8491432 as amended by Document No. 26279882, Easement created by Document No. 17543160 and Easement created by Document No. 26150981; which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document No. 99613754 together with its undivided percentage interest in the common elements.

Parcel 2: Easements for the benefit of Parcel 1 for ingress, egress, use, support, maintenance and enjoyment as set forth in the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded as Document No. 99613753.

Parcel 3: Valet parking right appurtenant to Parcel 1 to have one passenger vehicle parking in parking area as set forth in the Declaration of Condominium recorded as Document No. 99613754.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

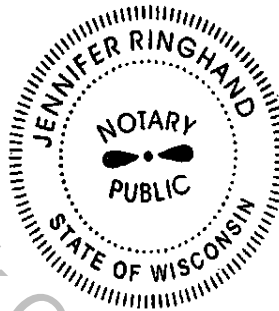
The grantor or its agent affirm that, to the best of his or her knowledge, the names of each grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title 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 this 16th day of December 2021

By: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 16 day of Dec, 2021.

[Signature]
Notary Public
Notary Expires 11-6-25



The grantee or its agent affirms that, to the best of his or 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 a 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 this 21st day of December, 2021

By: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 21 day of Dec, 2021.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identify 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 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section of the Illinois Real Estate Transfer Tax Act]