



Doc# 2206922022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/10/2022 11:43 AM PG: 1 OF 4

This instrument prepared by and after recording should be mailed to:

David A. Gerasimow, Esq.  
P.O. Box 523  
Delavan, WI 53115

QUIT CLAIM DEED

Property of Cook County Clerk's Office

The GRANTOR, David A. Gerasimow, a married man holding title in his name only, such title having been acquired prior to marriage, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, CONVEYS and QUIT CLAIMS to the GRANTEE, S.F. PHOENIX LLC, an Illinois limited liability company, all of his interest in the following described Real Estate in the City of Chicago, County of Cook, State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the GRANTEE forever.

PIN: 17-06-422-062-1003

Address of

Real Estate: 933 N. Winchester Ave., Unit 3, Chicago, IL 60622

REAL ESTATE TRANSFER TAX 10-Mar-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-06-422-062-1003 | 20220201636952 | 0-253-629-840

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

REAL ESTATE TRANSFER TAX 10-Mar-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-06-422-062-1003 | 20220201636952 | 0-600-774-032

# UNOFFICIAL COPY

THIS DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 200/31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW; PARAGRAPH 5, SECTION 74-106 OF THE COOK COUNTY CODE OF ORDINANCES; AND PARAGRAPH E, SECTION 3-33-060 OF THE MUNICIPAL CODE OF CHICAGO.

David A. Gerasimow

Signature of Grantor, Grantee, or Representative

GRANTEE NAME & ADDRESS:

S.F. PHOENIX LLC  
211 W. Wacker Dr., Ste. 1717  
Chicago, IL 60606

TAX BILL MAILING INFORMATION:

David A. Gerasimow  
P.O. Box 523  
Delavan, WI 53115

Property of Cook County Clerk's Office

Dated this 30th day of December 2021.

David A. Gerasimow

David A. Gerasimow, GRANTOR

STATE OF ILLINOIS, COUNTY OF COOK.

This instrument was signed before me on the 30th day of December 2021 by David A. Gerasimow.

Magaly Meraz  
Signature of Notary Public



# UNOFFICIAL COPY

## Exhibit A

PARCEL 1: UNIT 3 IN 933 NORTH WINCHESTER CONDOMINIUM AS DELINEATED ON A SURVEY OR THE FOLLOWING DESCRIBED REAL ESTATES: LOT 38 IN SUBDIVISION OF THE EAST HALF OF BLOCK 6 IN COCHRAN AND OTHER'S SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0526245099, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, S-2 AND ROOF RIGHTS, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.

DATED: 12 | 30 | 20 21

SIGNATURE: David A. Gerasimow  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

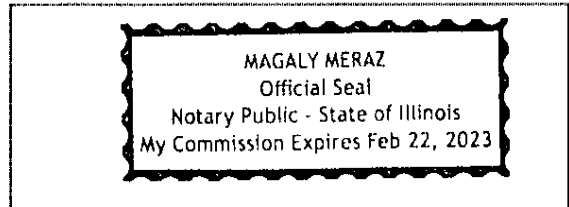
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): David A. Gerasimow

On this date of: DEC | 30<sup>TH</sup> | 20 21

NOTARY SIGNATURE: Magaly Meraz

#### AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that 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 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: 12 | 30 | 20 21

SIGNATURE: David A. Gerasimow  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

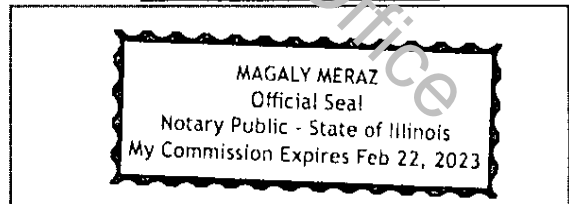
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): as agent of S.F. Phoenix LLC

On this date of: DEC | 30<sup>TH</sup> | 20 21

NOTARY SIGNATURE: Magaly Meraz

#### AFFIX NOTARY STAMP BELOW



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