

QUIT CLAIM DEED
 Statutory (ILLINOIS)
 (General)

UNOFFICIAL COPY



Doc# 2208057055 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/21/2022 04:45 PM PG: 1 OF 3

THE GRANTOR (name and address)

Sophia Portocalis, a single woman, of 3950 W. Bryn Mawr Ave., #408, Chicago, IL 60659, County of Cook, State of Illinois for and in consideration of Ten and 00/100 (\$10.00) in hand paid, CONVEYS and QUIT CLAIMS to

Sophia Chun Portocalis, as trustee of **The Sophia Chun Portocalis Trust** dated December 02, 2021

all right, title and interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit, subject to covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any, general taxes for the year and subsequent years. (See the attached legal description), and hereby releasing and waiving, if applicable, all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 13-02-300-009-1028

Address(es) of Real estate: 3950 W. Bryn Mawr Ave., #408, Chicago, IL 60659

Dated this 2nd day of December, 2021

[Signature]

 Sophia Portocalis

REAL ESTATE TRANSFER TAX		21-Mar-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-02-300-009-1028		20220301653234 0-160-525-712

State of Illinois)
) ss.
 County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sophia Portocalis, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of December, 2021

Commission expires: 10/19/2022

REAL ESTATE TRANSFER TAX		21-Mar-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-02-300-009-1028		20220301653234 1-550-937-488

[Signature]

 Notary Public

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

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LEGAL DESCRIPTION

Permanent Index Number (PIN): 13-02-300-009-1028

Address(es) of Real estate: 3950 W. Bryn Mawr Ave., #408, Chicago, IL 60659

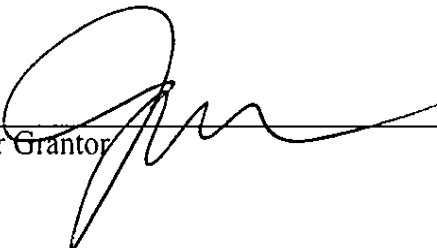
PARCEL 1:
UNIT 408 IN CONSERVANCY AT NORTH PARK CONDINIUM IV AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:
THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 683 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR THE PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 131.91 FEET; THENCE SOUTH 70.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 204 FEET; THENCE EAST 89.0 FEET; THENCE NORTH 78.0 FEET; THENCE EAST 10 FEET; THENCE NORTH 48 FEET; THENCE WEST 10 FEET; THENCE NORTH 78.0 FEET; THENCE WEST 89 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95171295 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 408 AND STORAGE SPACE 408, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95171295.

PARCEL 3:
EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION RECORDED OCTOBER 28, AS DOCUMENT 94922280.

ES Y
P 2
S N
SC Y
INT

This Deed is exempt under the provisions of Section 4(e) of the Illinois Transfer Tax Act.

Attorney for Grantor 

Dated this 2nd day of December, 2021

Mail to:

Send subsequent tax bills to:

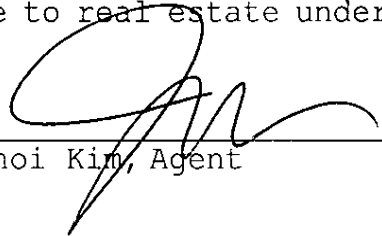
Jae Choi Kim, Attorney
899 Skokie Blvd., Suite 406
Northbrook, Illinois 60062

Sophia Chun Portocalis
3950 W. Bryn Mawr Ave., #408
Chicago, IL 60659

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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.



Jae Choi Kim, Agent

Dated December 02, 2021

Subscribed and sworn to before me
by the said Jae Choi Kim
this 2ND day of December, 2021



Notary Public: Dooshik Kim

The GRANTEE or his/her 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 and hold title to real estate under the laws of the State of Illinois.



Jae Choi Kim, Agent

Dated December 02, 2021

Subscribed and sworn to before me
by the said Jae Choi Kim
this 02ND day of December, 2021



Notary Public: Dooshik Kim

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.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]