

UNOFFICIAL COPY

Doc#: 2210918052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2022 08:16 AM Pg: 1 of 4

QUIT CLAIM DEED

Dec ID 20220301649323
ST/CO Stamp 0-437-840-784
City Stamp 1-614-486-416

MAIL TO:
CODILIS & ASSOCIATES, P.C.
15W030 N. Frontage Road
Suite 100
Burr Ridge, IL 60527

NAME & ADDRESS OF TAXPAYER:

Elad Nawl LLC
2235 W. North Ave.
Chicago, IL 60647

GRANTOR (S), Ben Struss and Kathleen Struss, 2092 Creekside Dr, Wheaton, IL 60189, County of Dupage, in the State of IL and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIM (S) to the GRANTEE (S), Elad Nawl, LLC, of 2235 W. North Ave, Chicago, IL 60647 the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 106 IN 7363 SOUTH SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):
THE SOUTHEASTERLY 100 FEET (MEASURED ON SOUTH SHORE DRIVE) OF LOT 146, IN DIVISION 3, OF SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 OF DIVISION NUMBER 1, OF THE WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTION 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 29, 1950 AND KNOWN AS TRUST NUMBER 12313 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23204999 TOGETHER WITH AN UNDIVIDED PERCENTAGE IN THE SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT BY THE LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 29, 1950 AND KNOWN AS TRUST NUMBER 12313 AND THE LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 29, 1950 AND KNOWN AS TRUST NUMBER 12312 DATED OCTOBER 15, 1950 AND RECORDED OCTOBER 20, 1950 AS DOCUMENT NUMBER 14932656 FOR INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 1, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 1 TO A POINT WHICH IS 24 FEET 5 INCHES FROM THE WESTERLY LINE OF SAID PARCEL 1; THENCE NORTHERLY AND PARALLEL TO THE SAID WESTERLY LINE 16 FEET 7 1/2 INCHES THENCE EASTERLY AND PARALLEL TO THE NORTHERLY LINE OF SAID PARCEL 1 TO THE EASTERLY LINE OF THE ADJOINING LOT 143, IN DIVISION 3, THENCE SOUTHERLY TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Permanent Index No: 21-30-114-027-1006

Known as: 7363 S. South Shore Dr., #106, Chicago IL, 60649

SUBJECT TO: (1) General real estate taxes not due and payable at time of closing;
(2) Covenants, conditions and restrictions of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

DATED this 30 day of March, 2022.

Kathleen Struss Benjamin Struss (Grantor)

BEN STRUSS AND KATHLEEN STRUSS

STATE OF Texas SS

COUNTY OF Travis

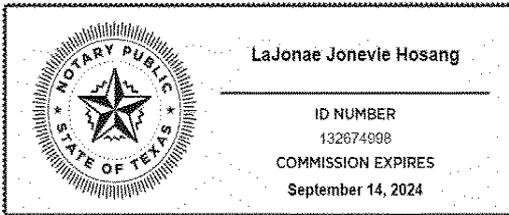
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kathleen Struss Benjamin Paul Struss personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 30th day of March, 2022.

Lajonae Jonevie Hosang
Notary Public

My commission expires: 09/14/2024

Notarized online using audio-video communication



COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph E
Real Estate Transfer Act
35 ILCS 200/31-45

Prepared by:
Codilis & Associates, P.C.
Christine Coates, Esq.
15W030 North Frontage Road
Suite 100
Burr Ridge, IL 60527

Date: 04/18/2022

File: 14-22-00748

Signature: [Handwritten Signature]

Grantee Contact:

UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

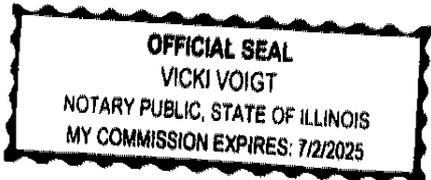
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold 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 10/18/2021

Linda Hamberg
Signature of Grantor or Agent

Subscribed and sworn to before me this

18 day of October, 2021
Day Month Year



Vicki Voigt
Notary Public

The grantee or the grantee's 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.

Dated 10/18/2021

Linda Hamberg
Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

18th day of October, 2021
Day Month Year



Vicki Voigt
Notary Public