

UNOFFICIAL COPY

Doc#. 2211604302 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2022 11:00 AM Pg: 1 of 4

This Transaction Exempt
Pursuant to Real Estate
Transfer Tax Law,
Section 31-45,
Paragraph e, and Cook
County Ordinance No.
95104.

Dec ID 20220401692461
ST/CO Stamp 0-093-256-592
City Stamp 2-039-413-648

DATE: 04/14/2022
SIGNED: [Signature]

QUIT CLAIM DEED (Individuals to Trust)

THE GRANTORS, **ALEX VARGHESE** and **NEETU VARGHESE**, husband and wife, of 105 Stonegate Road, La Grange Park, IL 60526, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND QUITCLAIM to **ALEX VARGHESE** and **NEETU VARGHESE**, not individually, but as Co-Trustees of the **ALEX AND NEETU VARGHESE TRUST u/a/d April 14, 2022**, and unto all and every Successor or Successors in Trust under said Trust Agreement, of 105 Stonegate Road, La Grange Park, IL 60526, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO

Property Address: 812 W. Van Buren, Unit 2B and L15
Chicago, IL 60607

Permanent Index No. 17-17-228-020-1002 and 17-17-228-020-1090

DATED this 14th day of April 2022.

[Signature]
ALEX VARGHESE

[Signature]
NEETU VARGHESE

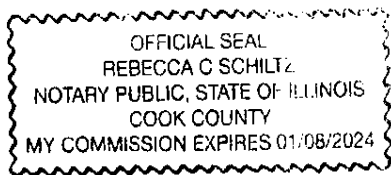
UNOFFICIAL COPY

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 **ALEX VARGHESE** and **NEETU VARGHESE**, husband and wife, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 Notary Seal this 14th day of April 2022.

Commission Expires: *Jan 6, 2024*



Rebecca C Schiltz

NOTARY PUBLIC

Address of Property:
 812 W. Van Buren #2B
 Chicago, IL 60607

(Mail To:)
 This instrument prepared by:
 Marc Gugliuzza, Esq.
 1550 Spring Road
 Suite 120
 Oak Brook, IL 60523

Send Subsequent Tax Bill To:
 Alex and Neetu Varghese,
 TRUSTEES
 105 Stonegate Road
 La Grange Park, IL 60526

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 2B IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9, 10, AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION +15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION +27.80 BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS: BEING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10; 90 FEET; THENCE EAST OF PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH 14.0 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH 14.0 FEET; THENCE EAST 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH 35.00 FEET, THENCE EAST, 19.40 FEET, THENCE SOUTH 20.00 FEET, THENCE EAST 19.40 FEET, THENCE SOUTH 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9, THENCE WEST 126.08 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR3891819 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENT DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE COMMERCIAL PROPERTY.

Property address: 812 W. Van Buren, #2B, Chicago, IL 60607

PIN: 17-17-228-020-1002 / 17-17-228-020-1090

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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: 04/14/2022

SIGNATURE: Alex Varghese / Rebecca C Schiltz
GRANTOR or AGENT *Gugliotta Law PC*

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:

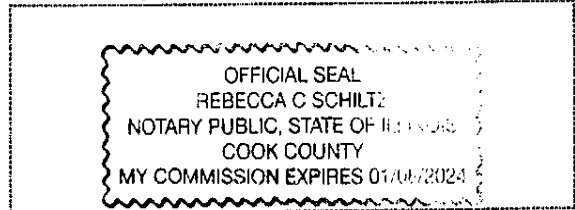
Rebecca C Schiltz

By the said (Name of Grantor): Alex Varghese

AFFIX NOTARY STAMP BELOW

On this date of: 04/14/2022

NOTARY SIGNATURE: Rebecca C Schiltz



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: 04/14/2022

SIGNATURE: Alex Varghese / Rebecca C Schiltz
GRANTEE or AGENT *Gugliotta Law PC*

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:

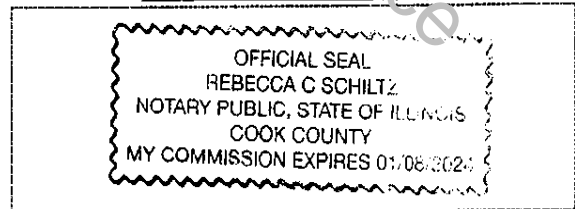
Rebecca C Schiltz

By the said (Name of Grantee): Alex Varghese

AFFIX NOTARY STAMP BELOW

On this date of: 04/14/2022

NOTARY SIGNATURE: Rebecca C Schiltz



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)**