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Doc# 2218945055 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/08/2022 12:14 PM PG: 1 OF 4

This document prepared by:
Legacy Legal Services
560 S. 100 West Ste 1
Provo, UT 84601

Return this document and future
Tax bills to:
Paul Ragi
812 W Van Buren St., #6E
Chicago, IL 60607

Property of Cook County Clerk's Office

QUITCLAIM DEED

Exempt under 35 ILCS 200/31-41 paragraph E, Real Estate Transfer Act

THIS QUITCLAIM DEED, Executed this 15 day of June, 20 22, by the Grantor(s),

Paul Ragi

to the Grantee(s),

PAUL RAGI, Trustee, or his successors in Trust, under The Paul Ragi Revocable Living Trust, dated 5/19/2022, and any amendments thereto

WITNESSETH, That the said Grantor, for \$10.00 (Ten Dollars) and other valuable consideration.

The receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois, legally described as:

See attached Exhibit "A".

Commonly known as: 812 West Van Buren, Unit 6E and G-23, Chicago, IL

Parcel Identification: 17-17-228-020-1042 and 17-17-228-020-1069

REAL ESTATE TRANSFER TAX	08-Jul-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



17-17-228-020-1042 | 20220701670689 | 0-950-781-008

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

REAL ESTATE TRANSFER TAX	08-Jul-2022
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



17-17-228-020-1042 | 20220701670689 | 0-137-741-392

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IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Paul Ragi
Paul Ragi
Grantor

STATE OF IL)

(SS)

COUNTY OF Cook)

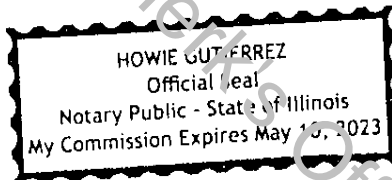
I, the undersigned, a notary public, certify that Paul Ragi, personally known to me to be the same person(s) whose name(s) is or are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged to me that he/she/they signed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand this 15th day of June, 2022.

[Signature]
Signature of Notarial Officer

[SEAL]

Howie Gutierrez
Print Name



814148
Serial number, if any

My appointment expires: May 10, 2023

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Exhibit A

PARCEL 1:

UNIT NOS. 6E AND G-23, IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 9, 10, AND 11 IN BLOCK 20 OF 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, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM DATED JUNE 21, 1990 FILED WITH THE REGISTRAR OF TITLES OF DOCUMENT NO. LR3891819, AND RECORDED WITH THE RECORDER OF DEEDS OF DOCUMENT NO. 90303797, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT NUMBER LR3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT NUMBER 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND THE DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY".

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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: 6/15/2022

SIGNATURE: *Paul Regi*
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:

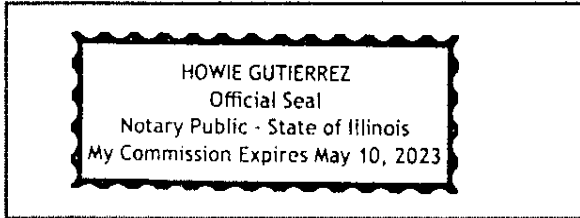
Howie Gutierrez

By the said (Name of Grantor): *Paul Regi*

AFFIX NOTARY STAMP BELOW

On this date of: 6/15/2022

NOTARY SIGNATURE: *[Signature]*



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: 6/15/2022

SIGNATURE: *Paul Regi*
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:

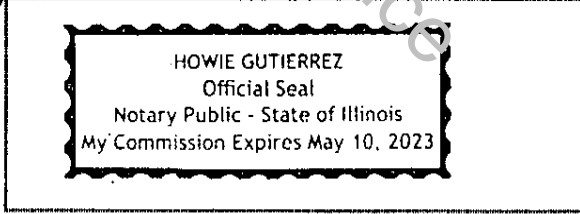
Howie Gutierrez

By the said (Name of Grantee): *The Paul Regi Revocable Living Trust*

AFFIX NOTARY STAMP BELOW

On this date of: 6/15/2022

NOTARY SIGNATURE: *[Signature]*



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)**)