

UNOFFICIAL COPY

QUIT CLAIM DEED

(Individual to Corporation)

IL 2207739 Nov 10/21

PREPARED BY:

Daniel P. Fowler
865 W Carmel Dr, Ste 110
Carmel, IN 46032

MAIL TO:

Daniel P. Fowler
c/o Impressionist Properties, LLC
865 W Carmel Dr, Ste 110
Carmel, IN 46032

NAME & ADDRESS OF TAXPAYER:

Impressionist Properties, LLC
865 W Carmel Dr, Ste 110
Carmel, IN 46032



2224340009

Doc# 2224340009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/31/2022 11:59 AM PG: 1 OF 4

THE GRANTOR(S) Daniel P. Fowler, an unmarried man, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Impressionist Properties, LLC, an Illinois limited liability company, having its principal office at the following address: 865 W Carmel Drive, Ste 110, of the City of Carmel, County of Hamilton, State of Indiana, all interest in the following described Real Estate situated in the County of Hamilton, the State of Indiana, to wit:

SEE EXHIBIT A

P.I.N. # 14-28-306-023-1008

PROPERTY ADDRESS: 2708 N Lehmann Ct Unit 4N, Chicago, IL 60614

SUBJECT TO: all matters affecting the property.

Grantors also hereby grant to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said units set forth in the declaration of condominium, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated herein.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these premises 18TH day of AUGUST 2022.

This is no Homestead Property.

Daniel P. Fowler

S Y
P 4
S Y-66
SC
INT 4

UNOFFICIAL COPY

STATE OF INDIANA

} ss.

COUNTY OF HAMILTON

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that the above person, Daniel P. Fowler, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

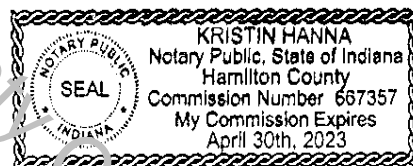
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 18th day of AUG, 2022.


Kristin Hanna
Notary Public

EXEMPT UNDER THE PROVISION OF
PARAGRAPH E, SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW

[Signature]
Signature of Buyer, Seller or Representative



Date: 8/18/2022



REAL ESTATE TRANSFER TAX		29-Aug-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-28-306-023-1008 | 20220801621231 | 0-045-853-264

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

REAL ESTATE TRANSFER TAX		29-Aug-2022
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-28-306-023-1008 | 20220801621231 | 0-468-626-000

UNOFFICIAL COPY

EXHIBIT A

Unit 4N, together with the exclusive right to use Parking Space P-1 and Storage Space S-4N, both limited common elements, in the 2708 Lehmann Court Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

Lots 34 and 35 inclusive in Lehmann's Diversey Boulevard Addition in the Southwest 1/4 of Section 28, Township 40 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 recorded September 20, 2007 as document number 0726315087, as amended from time to time, together with their undivided percentage interest in the common elements.

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: 8 | 18 | 20 22

SIGNATURE: David Tuscher
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:

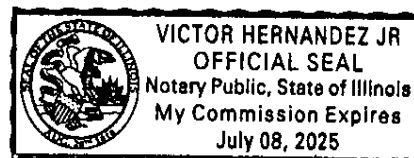
VICTOR HERNANDEZ JR

By the said (Name of Grantor): David Tuscher

On this date of: 8 | 18 | 20 22

NOTARY SIGNATURE: V.H. Hernandez Jr.

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: 8 | 18 | 20 22

SIGNATURE: David Tuscher
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:

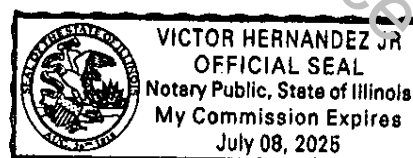
VICTOR HERNANDEZ JR

By the said (Name of Grantee): David Tuscher

On this date of: 8 | 18 | 20 22

NOTARY SIGNATURE: V.H. Hernandez Jr.

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)

rev. on 10.17.2016