

# UNOFFICIAL COPY

## QUIT CLAIM DEED



**MAIL TO:**

John M. Belconis  
350 South Northwest Hwy., Suite 300  
Park Ridge, Illinois 60068

Doc# 2236122030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/27/2022 02:36 PM PG: 1 OF 3

**NAME AND ADDRESS OF TAXPAYER:**

Mr. & Mrs. Madhusudan Bhagat  
901 Goldenrod Lane  
Lake Forest, Illinois 60045

THE GRANTOR(S) Madhusudan L. Bhagat and Nayana M. Bhagat his wife, of the City of Lake Forest, County of Lake, State of Illinois for and in consideration of Ten Dollars and no/100's and other good and valuable consideration in hand paid, CONVEY(S) AND QUIT CLAIM(S) to: The Bhagat Family Revocable Trust, dated 12-15-2022, Madhusudan Bhagat and Nayana Bhagat as Grantors and Trustees.

(GRANTEE'S ADDRESS): 901 Goldenrod Lane of the City of Lake Forest, County of Lake, State of Illinois all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 14-28-206-005-1097  
Property Address: 330 West Diversey, Unit 1408, Chicago, IL 60657

Dated this 15 Day of December 2022.

REAL ESTATE TRANSFER TAX		27-Dec-2022	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

14-28-206-005-1097 | 20221201618175 | 2-010-103-120

X Madhusudan L. Bhagat  
Madhusudan L. Bhagat

Nayana M. Bhagat  
Nayana M. Bhagat

STATE OF ILLINOIS } ss.  
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Madhusudan L. Bhagat and Nayana M. Bhagat, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15 day of December, 2022.

John M. Belconis  
Notary Public

My commission expires on 7-26-22.

NAME AND ADDRESS OF PREPARER:  
John M. Belconis  
350 South Northwest Hwy., Suite 300  
Park Ridge, Illinois 60068

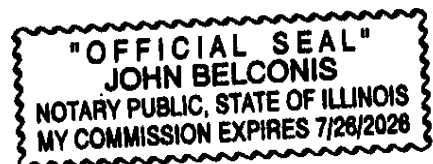
Exempt under provisions of Paragraph E  
Section 31-45, Property Tax Code.

12/15/2022 John M. Belconis  
Date Representative

REAL ESTATE TRANSFER TAX		27-Dec-2022	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *

14-28-206-005-1097 | 20221201618175 | 0-093-306-192

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



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## ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 14-28-206-005-1097

Property Address: 330 West Diversey, Unit 1408, Chicago, IL 60657

UNIT No. 1408 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): That part of Lot 6 in the Assessor's Division of Lots 1 and 2 in the subdivision by the City of Chicago of the East fractional half of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, which lies between the East line of North Sheridan Road (formerly Lake View Avenue) on the West and the West line of North Commonwealth Avenue on the East (excepting therefrom that part lying North of a straight line drawn from a point on the East line of said North Sheridan Road which is 228 feet 4-3/16 inches North of the North line of West Diversey Parkway to a point on the West line of said North Commonwealth Avenue which is 237 feet 10 inches North of the North line of said West Diversey Parkway); ALSO: That part of Lot 7 in said Assessor's Division which lies between the East Line of North Sheridan Road (formerly Lake View Avenue) on the West, the West line of North Commonwealth Avenue on the East, and the North line of West Diversey Parkway on the South, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 11139, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 23400546 ; together with an undivided .247 % interest in 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).

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration; and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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

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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: 12/20/2022

SIGNATURE: [Signature]  
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: \_\_\_\_\_

By the said (Name of Grantor): John Belconis

**AFFIX NOTARY STAMP BELOW**

On this date of: 12/20/2022

NOTARY SIGNATURE: Margaret Belconis



### 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: 12/20/2022

SIGNATURE: [Signature]  
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: \_\_\_\_\_

By the said (Name of Grantee): John Belconis

**AFFIX NOTARY STAMP BELOW**

On this date of: 12/20/2022

NOTARY SIGNATURE: Margaret Belconis



**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)