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This Document Prepared By:

JOHAN'N CHAU Attorney at Law Law Office of Johann Chau 323 I South Halsted Street Suite 230 Chicago, Illinois 60608 312-529-7853

After Recording, Return and Mail Tax Statements To:

Ryan S. Pikkel and
Nisara Thummamitra, as co-Trustees 1906 W Bello Plaine Ave Chicago, IL 60013

Doc#. 2300346187 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/03/2023 02:36 PM Pg: 1 of 5

Dec ID 20221201621596

City Stamp 0-996-539-728

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantors.

RYAN PIKKEL and NISARA THUMMAMITRA, husband and wife,

Whose mailing address is 1906 W Belle Plaine Ave. Chicago, IL 60613;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and quitclaim to:

RYAN S. PIKKEL and NISARA 7 HUMMAMITRA, as co-Trustees of THE PIKKEL-THUMMAMITRA LIVING TRUST, U/A later December 16, 2022, the GRANTEE.

Whose mailing address is 1906 W Bell - Fizine Ave, Chicago, IL 60613;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 14-18-416-036-0000

Site Address: 1906 W Belle Plaine Ave, Chicago, IL.

Hereby releasing and waiving all rights under and by virtue of the Homestean Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights. Rights of Way, and Easements now of record: to have and to hold said premises forever. Said hon estead real estate is specifically intended to be held as Tenants by the Entirety under 765 ILCS 1005/1c, 2), amended, under the above-mentioned Trust Agreement, and said Trust Agreement so states the said.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 16th day of December, 2022.

RYAN PIKKEL

NISARA THUMMAMITRA

M

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The	foregoing	transfer	of	title/co	onvey	ance	G.	hereby	accep	nted	by	RYAN	I S.	PIKKEL	and	NISARA
THU	JMMAMIT	RA, of	1906	WB	elle P	laine	Ave	: Chica	go. IL	600	51 3,	as co-	Trus	tees under	the	provisions
of T	HE PIKKE	lTHUI	MM/	4MIT	RA I.	IVIN	ЭT	RUST		.7	per a constitution of the	ı		and the same of th		

RYAN S. PIKKEL,

Trustee, as aforesaid

NISARA THEY MAMITRA,

Trustee. as aforesaid

STATE OF ILLINOIS

) 35.

COUNTY OF COOK

The foregoing instrument was acknowledged before me on this December 16, 2022, by RYAN PIKKEL and NISARA THUMMAMITRA.

My commission expires:

AFFICIAL SEAL
JOHANNICHAU
NO AN PUBLIC, STATE OF ALLHOIS
NO CHAUSSICH EXPRES: 11/3/2025

VOTARY PUBLIC

"Exempt under Paragraph (e), Section 31-45;

Illinois Real Estate Transfer Tax Act"

ke/le/ission

Buyer, Seller or Representative

Ast At

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EXHIBIT A

, IN BLOCK 7 IN CU
AVISION IN THE SOUTH.
ROAD) IN SECTION 18, TO,
SCIPAL MERIDIAN. IN COOK C.

Ad more commonly known as 1906 W Belle Plaine

TAX PARCEL BUJMBER: 14-18-416-036-0000

2300346187 Page: 4 of 5

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MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

		_		
REAL ESTATE TRAN	29-Dec-2022			
	CHICAGO:	0.00		
	CTA:	0.00		
	TOTAL:	0.00		
14-18-410-936-0000	20221201621596	0-996-539-72		

nclude an.

Clark's Office * Total does not include any applicable penalty or interest due

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, 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, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 16th day of December, 2022.

Inl I	Non-Things
RYAN PIKKEL	NISARA THUMMAMITRA
Subscribed and sworn to before me by the said Ryan Pikkel	OFFICAL PEN
and Nisara Thummamitra, this 16th day of Occumber, 2022.	OFFICIAL SEAL JOHANN CHAU
Notary Public: Johann Chan	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 11/3/2025
The GRANTEE (or the agent for the GRANTEE) after 3 that of the GRANTEE shown on the deed or assignment of benefici corporation or foreign corporation authorized to do business or acquire and hold title to real estauthorized to do business or acquire title to real estate under the Dated this 16th day of December, 2022.	al interest in a land trust is either a natural person, an Illinois acquire and hold title to real estate in Illinois, a partnership in Illinois, or other entity recognized as a person and
1/2-	Ar A Hand L.
RYANS. PIKKEL	NISARA THUMWAYATRA
Subscribed and sworn to before me by the said Ryan S. Pikkel and Nisara Thummamitra, this John day of 2022. Notary Public: Jahannellan	OFFICIAL SEAL JOHANN CHAL NOTARY PUBLIC, STATE OF ILLUJUS; MY COMMISSION EXPIRES: 11/3/2/12
NOTE: Any negroup the knowledge submits a false statement concerning	the identity of a crantee shall be anilty of a Class Conjudent and for the

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C unisdemeanor 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)