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Karen A. Yarbrough
Cook County Clerk
Date: 01/03/2023 02:36 PM Pg: 1 of 5

This Document Prepared By:

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Dec ID 20221201621596

City Stamp 0-996-539-728

**After Recording, Return and
Mail Tax Statements To:**

Ryan S. Pikkel and
Nisara Thummamitra, as co-Trustees
1906 W Belle Plaine Ave
Chicago, IL 60613

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantors.

RYAN PIKKEK 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. PIKKEK and NISARA THUMMAMITRA, as co-Trustees of THE PIKKEK-
THUMMAMITRA LIVING TRUST, U/A dated December 16, 2022, the GRANTEE,

Whose mailing address is 1906 W Belle Plaine 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 Homestead 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 homestead real estate is specifically intended to be held as Tenants by the Entirety under 765 ILCS 1005/1c, as amended, under the above-mentioned Trust Agreement, and said Trust Agreement so states the same.

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 PIKKEK



NISARA THUMMAMITRA

RSP

NT

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EXHIBIT A

LOT 44 IN BLOCK 7 IN CUYLER'S ADDITION TO RAVENSWOOD, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD) IN SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

and more commonly known as 1906 W Belle Plaine Ave, Chicago, IL 60613.


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

Property of Cook County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

14-18-416-036-0000 | 20221201621596 | 0-996-539-728

* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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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, 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 title to real estate under the laws of the State of Illinois.

Dated this 16th day of December, 2022.


RYAN PIKKEL


NISARA THUMMAMITRA

Subscribed and sworn to before me by the said Ryan Pikkel and Nisara Thummamitra, this 16th day of December, 2022.



Notary Public: 

The GRANTEE (or the agent for the GRANTEE) affirms 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, 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 title to real estate under the laws of the State of Illinois.

Dated this 16th day of December, 2022.


RYANS. PIKKEL


NISARA THUMMAMITRA

Subscribed and sworn to before me by the said Ryan S. Pikkel and Nisara Thummamitra, this 16th day of December, 2022.



Notary Public: 

NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)