

UNOFFICIAL COPY

QUIT CLAIM DEED

Statutory (Illinois)



23027220180

Doc# 2302722018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/27/2023 12:56 PM PG: 1 OF 4

Above Space for Recorder's use only

THE GRANTORS, HARVEY KAPLAN and NANCY KAPLAN, husband and wife, as tenants by the entirety, of Chicago, Illinois, for the consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM a 50% undivided interest to HARVEY R. KAPLAN and NANCY KAPLAN, AND THEIR SUCCESSOR(S) IN TRUST, AS CO-TRUSTEES OF THE HARVEY R. KAPLAN TRUST UNDER AGREEMENT DATED DECEMBER 22, 1997, AND a 50% undivided interest to NANCY KAPLAN and HARVEY R. KAPLAN, AND THEIR SUCCESSOR(S) IN TRUST, AS CO- TRUSTEES OF THE NANCY KAPLAN TRUST UNDER AGREEMENT DATED DECEMBER 22, 1997, as tenants in common, GRANTEES, whose principal address is 3180 N. Lake Shore Drive, Unit 7H, Chicago, IL 60657, all with respect to the following described real estate situated in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: 3180 N. Lake Shore Drive, Unit 7H, Chicago, IL 60657
Permanent Index Numbers: 14-28-200-003-1048

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX

27-Jan-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-28-200-003-1048 | 20230101639850 | 1-738-229-584

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

REAL ESTATE TRANSFER TAX

27-Jan-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-28-200-003-1048 | 20230101639850 | 1-598-506-832

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DATED this 3rd day of January, 2023.

Exempt under Provisions of Sub-Paragraph (E) of the Real Estate Transfer Tax Law 35 ILCS 200/31-45, Cook County Ordinance 74-106, Paragraph E; and Chicago Real Property Transfer Tax Ordinance 3-33-060, Paragraph E

Harvey Kaplan
HARVEY KAPLAN

Dated: January 3, 2023

Nancy Kaplan
NANCY KAPLAN

Harvey Kaplan
Grantor or Agent

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HARVEY KAPLAN and NANCY KAPLAN, husband and wife, 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of January, 2023.

Sara K Riley
NOTARY PUBLIC

Commission expires: 05/18/2025



PREPARED BY AND AFTER RECORDING MAIL TO:

Lisa Hendrix Weigel, Esq.
Dykema Gossett PLLC
10 South Wacker Drive
Suite 2300
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Harvey Kaplan and Nancy Kaplan, Co-Trustees
3180 N. Lake Shore Drive, Unit 7H
Chicago, IL 60657

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 7H IN 3180 AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE IN THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1974 AND KNOWN AS TRUST 32842, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22844947, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF SAID PROPERTY, AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM AFORESAID.

Address of Real Estate: 3180 N. Lake Shore Drive, Unit 7H, Chicago, IL 60657

Permanent Index Numbers: 14-28-200-003-1048

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STATEMENT BY GRANTOR AND GRANTEE

The grantors affirm that, to the best of their knowledge, the names of the grantees 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 and hold title to real estate under the laws of the State of Illinois.

Dated: January 3, 2023

Signature: *Honey Kaplan Bergel*
(Grantors or Agent)

Subscribed and sworn to before me
this 3 day of January, 2023.

Sara K Riley (Notary Public)

My Commission Expires: 05/18/2025



The grantees or their agent affirm and verify that the names of the grantees 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 and hold title to real estate under the laws of the State of Illinois.

Dated: January 3, 2023

Signature: *Honey Kaplan Bergel*
(Grantees or Agent)

Subscribed and sworn to before me
this 3 day of January, 2023.

Sara K Riley (Notary Public)

My Commission Expires: 05/18/2025



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]