

# UNOFFICIAL COPY

Doc#: 2304108124 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/10/2023 11:55 AM Pg: 1 of 4

Dec ID 20230201650389  
ST/CO Stamp 1-211-610-960  
City Stamp 1-739-175-760

## Quit Claim Deed

### ILLINOIS STATUTORY

#### MAIL TO:

Sebastian Kos Law Office  
119 S. Vine Street  
Hinsdale, IL 60521

#### NAME & ADDRESS OF TAXPAYER:

Jennifer Peters  
13400 S. Route 59 #116 Box 1200  
Plainfield, IL 60585

THE GRANTORS, **JENNIFER PETERS**, a married woman, and **MARISSA PETERS**, a single woman, of 757 N. Orleans Street, City of Chicago, of the County of Cook, of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO **JENNIFER PETERS**, a married woman, 757 N. Orleans Street, City of Chicago, of the County of Cook, the State of Illinois, all interest in the following described real estate situation in the County of , in the State of Illinois, to wit:

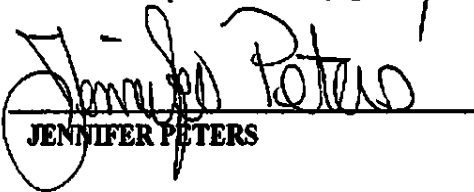
SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 17-09-201-018-1086

Property Address: 757 N Orleans St, Unit 1404, Chicago, IL 60654

Dated this 19 day of January, 2023

  
\_\_\_\_\_  
JENNIFER PETERS (Seal)

  
\_\_\_\_\_  
MARISSA PETERS (Seal)

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STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK *Win*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JENNIFER PETERS and MARISSA PETERS 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 notarial seal this 19 day of Jan., 2023

*Manminder Singh Heer*  
\_\_\_\_\_

Notary Public  
My commission expires on 8/15/2023



**NAME AND ADDRESS OF PREPARER:**

Sebastian Kos Law Office  
Sebastian Kos  
119 S. Vine Street  
Hinsdale, IL 60521

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
(e) 35 ILCS 200/31-45, PROPERTY TAX CODE

DATE: 1/19/23  
*Marissa Peters*  
\_\_\_\_\_  
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

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## Exhibit A

**Parcel 1:**

Unit 1404 in the 757 Orleans at Chicago Condominium, as delineated on plat of survey of the following described Parcel of real estate:

Part of Lots 6, 7, 8, 9, 10, 11, 12 and 13 in Block 17 in Butler, Wright and Webster's Addition to Chicago, in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which Plat of Survey is attached as Exhibit "E" to Declaration of Condominium made by 327 Chicago, L.L.C. and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as document number 0829718073, together with an undivided interest in the common elements appurtenant to said units, as set forth in the Declaration, as amended from time to time.

**Parcel 2:**

Perpetual and exclusive easement for parking purposes in and to Parking Space No. P183, a limited common element, as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

**Parcel 3:**

Non-exclusive perpetual easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded October 23, 2008 as document number 0829718074 for ingress and egress in, over, on, across and through the non-condominium property for access purposes to structural supports and any facilities or utilities located in or constituting a part of the commercial property or the non-condominium property.

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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: 02 | 19 | 20 23

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

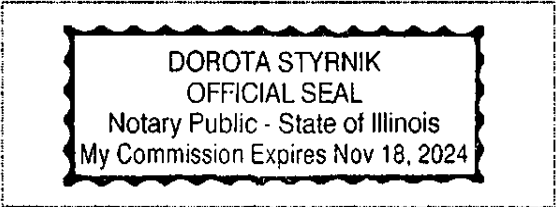
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): \_\_\_\_\_

On this date of: 02 | 19 | 20 23

NOTARY SIGNATURE: \_\_\_\_\_

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: 02 | 19 | 20 23

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

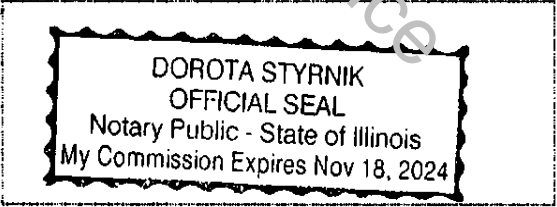
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): \_\_\_\_\_

On this date of: 02 | 19 | 20 23

NOTARY SIGNATURE: \_\_\_\_\_

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)**