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23108570040

QUIT CLAIM DEED
ILLINOIS STATUTORY

Doc# 2310857004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/18/2023 10:40 AM PG: 1 OF 3

Mail to:

Ethan Hidir Cooper

4011 N Kenmore Ave #103

Chicago, IL 60613

Name & Address of Taxpayer:

ETHAN HIDIR COOPER

4011 N KENMORE AVE #103

Chicago, IL 60613

(Space for Recorder's Use)

THE GRANTOR(S), HIDIR AKKOC, a married man,

of the City of Chicago, County of Cook State of Illinois

for and in consideration of TEN DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and QUIT CLAIM(S) to

THE GRANTEE(S), ETHAN HIDIR COOPER,

(Grantee's Address) 4011 N KENMORE AVE #103, Chicago, IL 60613

of the City of Chicago, County of Cook State of Illinois

in the form of ownership: FEE SIMPLE

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

LEGAL DESCRIPTION:

UNIT 103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN THE MELBA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 93740037 IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

REAL ESTATE TRANSFER TAX 18-Apr-2023



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

14-17-404-056-1011 | 20230401697301 | 0-823-790-800

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

REAL ESTATE TRANSFER TAX 18-Apr-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

14-17-404-056-1011 | 20230401697301 | 0-784-075-984

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights and claims by virtue of the homestead and exemption laws of the State of Illinois

Permanent Index Number(s): 14-17-404-056-1011

Property Address: 4011 N KENMORE AVE #103, Chicago, IL 60613

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Dated this 15 day of APRIL, 2023

(Seal) HIDIR AKKOC (Seal)

(Seal) _____ (Seal)

(NOTE: Please type or print names below all signatures.)

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
HIDIR AKKOC

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 15 day of April, 2023

Notary Public
My commission expires: 06/29/23

(Seal)



COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
Theresa L. Panzica
Theresa L. Panzica LLC
2510 W. Irving Park, Ste. A
Chicago, IL 60618

or
Exempt under provisions of Paragraph €
Section 4, Real Estate Transfer Tax Act.
Date: 4-15-2023

Buyer, Seller or Representative

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

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CHICAGO TITLE

CHICAGO TITLE INSURANCE COMPANY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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.

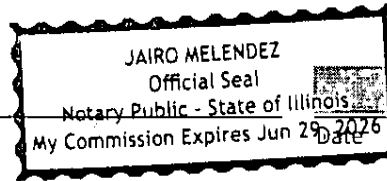
Dated: 04/15/2023

Signature: _____

Grantor or Agent

Subscribed and sworn to before me:

Notary Public



04/15/23
Date

The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 04/15/2023

Signature: _____

Grantor or Agent

Subscribed and sworn to before me:

Notary Public

04/15/23
Date

Note: Any person who knowingly submits a false statement concerning the identity of the 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.)

