

UNOFFICIAL COPY

QUIT CLAIM DEED

Doc#: 2317833185 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2023 11:12 AM Pg: 1 of 4

Dec ID 20230601657426
ST/CO Stamp 1-060-173-520
City Stamp 1-349-220-048

THE GRANTOR **JOHN P. SIMON, INC.**, an Illinois corporation, having its principal place of business in Chicago, Illinois for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid CONVEYS and QUIT CLAIMS to:

Ankit Agrawal, of 333 N. Canal Street, Unit, Chicago, Illinois 60606, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (see attached for legal description). SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; acts done by or suffered through buyer; all special governmental taxes or assessments, confirmed or unconfirmed; condominium declaration and bylaws; and General taxes for 2022 and subsequent years.

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART
HEREOF**

Permanent Index No.: 17-09-306-032-1273 and 17-09-306-032-1116

Address: Units P-14 and S-20 at 333 N. Canal, Chicago, Illinois 60606

Dated: June 1, 2023

JOHN P. SIMON, INC., an Illinois corporation

By: _____


John P. Simon, President


This Instrument prepared by: Mark Ordower, 333 S. Desplaines, #207, Chicago, IL 60661

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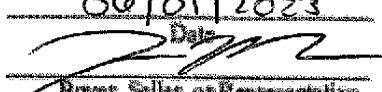
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that John P. Simon, President of **JOHN P. SIMON, INC., an Illinois corporation**, personally known to me, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act.

Given under my hand and official seal, this 1st day of June, 2023



Notary Public

Exempt 35 ILCS 200/31-45()
06/01/2023
Date

Buyer, Seller, or Representative

OFFICIAL SEAL
MARK R. ORDOWER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 8/4/2025

MAIL DEED TO:
TO:

SEND SUBSEQUENT TAX BILLS

Ankit Agrawal
333 N. Canal Street, Unit
Chicago, IL 60606

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333 N. Canal Street, Unit
Chicago, Illinois 60606

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LEGAL DESCRIPTION

UNITS P-14 and S-20 AT RESIDENCES AT RIVERBEND CONDOMINIUM AS DELINEATED AND DEFINED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2, 3 AND 4 IN BLOCK "K" IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 2002 AS DOCUMENT NUMBER 0020017903, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly Known As: Units P-14 and S-20
333 N. Canal Street, Chicago, Illinois 60606

Permanent Index Nos: 17-09-306-032-1273, 17-09-306-032-1116

Property of Cook County Clerk's Office

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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: 06 | 01 | 2023

SIGNATURE: Jazlyne Maldonado
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:

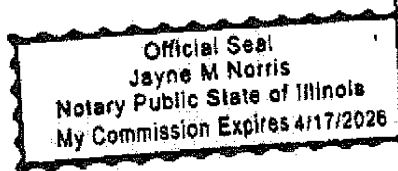
Jayne M. Norris

By the said (Name of Grantor): Jazlyne Maldonado

AFFIX NOTARY STAMP BELOW

On this date of: 06 | 01 | 2023

NOTARY SIGNATURE: Jayne M. Norris



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: 06 | 01 | 2023

SIGNATURE: Jazlyne Maldonado
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:

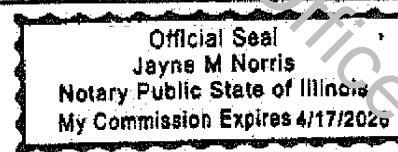
Jayne M. Norris

By the said (Name of Grantee): Jazlyne Maldonado

AFFIX NOTARY STAMP BELOW

On this date of: 06 | 01 | 2023

NOTARY SIGNATURE: Jayne M. Norris



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)**