

UNOFFICIAL COPY

AFTER RECORDING RETURN TO:

Jeremy M. Kissel
Adriana L. Kissel
1433 South Prairie Avenue #J
Chicago, IL 60605
File No. R-237240-SFB



Doc# 2323022005 Fee \$88.00

NAME AND ADDRESS OF TAXPAYER:

Jeremy M. Kissel
Adriana L. Kissel
1433 South Prairie Avenue #J
Chicago, IL 60605

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2023 10:05 AM PG: 1 OF 5

This document prepared by:

Courtney E. D'c, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 17-22-110-035-1026

QUITCLAIM DEED

THIS DEED made and entered into on this 1st day of August, 2023, by and between **JEREMY M. KISSEL, a single man and ADRIANA L. KISSEL, a single woman, who acquired title as husband and wife, as tenants by the entirety**, whose address is 1433 South Prairie Avenue #J, Chicago, IL 60605, hereinafter referred to as Grantor(s), and **JEREMY M. KISSEL, a single man and ADRIANA L. KISSEL, a single woman, as joint tenants with right of survivorship and not as tenants in common**, whose address is 1433 South Prairie Avenue #J, Chicago, IL 60605, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

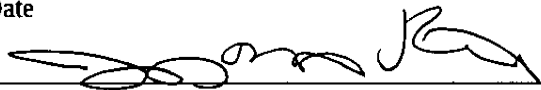
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1433 South Prairie Avenue #J, Chicago, IL 60605

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

8/7/23
Date


Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	18-Aug-2023
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	18-Aug-2023
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-22-110-035-1026 | 20230801602014 | 0-628-368-848

17-22-110-035-1026 | 20230801602014 | 1-854-391-760

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

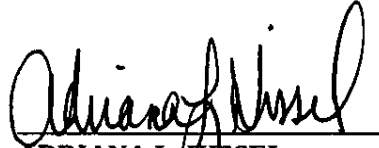
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This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

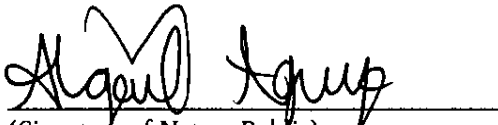
IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 7th day of August, 2023.


JEREMY M. KISSEL


ADRIANA L. KISSEL

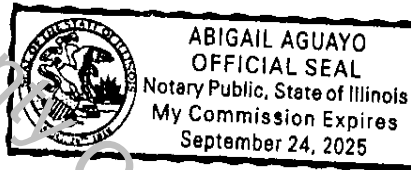
STATE OF Illinois
COUNTY OF Cook

AA This instrument was acknowledged before me on this 7th day of August, 2023 by ~~JEREMY M. KISSEL and ADRIANA L. KISSEL.~~


(Signature of Notary Public)

Print Name: Abigail Aguayo

My commission expires: 24 Sept 2025



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Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of NC
County of Buncombe

On 08/10/2023 before me, Marcel Anders Hoeppe
(Insert name and title of the officer)

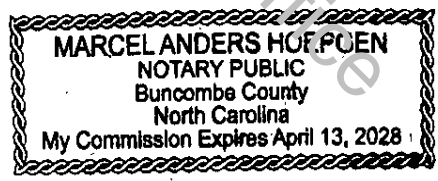
Personally appeared Jeremy M. Kissel

who proved to me on the basis satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PEANLTY OF PERJURY under the laws of the State of NC
that foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Marcel Anders Hoeppe (Seal)



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EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

UNIT D-26 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96318235, AS AMENDED, IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO JEREMY M. KISSEL AND ADRIANA L. KISSEL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY FROM MICHAEL S. HICKEY III AND ANN HICKEY, HUSBAND AND WIFE BY DEED DATED JULY 24, 2016 AND RECORDED ON AUGUST 9, 2016 AS DOCUMENT NO. 1622208090.

PROPERTY COMMONLY KNOWN AS: 1433 SOUTH PRAIRIE AVENUE, #J, CHICAGO, IL 60605

Property of Cook County Clerk's Office



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STATEMENT BY GRANTOR AND GRANTEE

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 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.

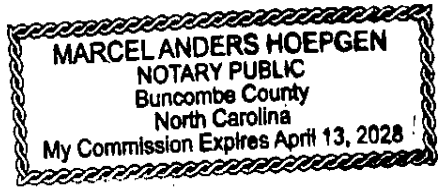
Dated August 10, 2023.

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Jeremy M. Kissel

This 10 day of August, 2023.

[Signature]
Notary Public
My commission expires: 09/13/2028



The Grantee or her/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 title to real estate under the laws of the State of Illinois.

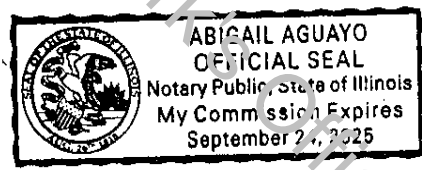
Dated August 7th, 2023.

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Adriana L. Kissel

This 7th day of August, 2023.

[Signature]
Notary Public
My commission expires: 24 Sept 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.)

