

UNOFFICIAL COPY

Doc#: 2325133058 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2023 08:48 AM Pg: 1 of 5

QUIT CLAIM D E E D

THE GRANTORS, **PATRICK FIELD**, _____, of 312 N. Desplaines St., Unit B, Chicago, IL 60661, and **LUISA FERNANDA ROJAS**, _____, of 1201 N. LaSalle Street, Unit 1804, Chicago, IL 60610, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY and QUIT CLAIM** to

Dec ID 20230801699932
ST/CO Stamp 1-893-795-280
City Stamp 0-844-400-080

^a
PATRICK FIELD, _____
of 312 N. Desplaines St., Unit B,
Chicago, IL 60661, the following
described Real Estate, **individually**:

Fidelity National Title CH22023772

**UNIT 27 AND PARKING SPACE P-27 IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
THE SOUTH 82.50 FEET OF THAT PART OF LOTS 12 TO 22 LYING ABOVE A HORIZONTAL PLANE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLCK 62 IN CANAL TRUSTEES SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS THE „PARCEL”), WHICH SURVEY IS ATTACHED AS EXHIBIT „C” TO DECLARATION OF CONDOMINIUM MADE BY GARAGE, L.L.C. AND RECORDED FEBRUARY 22, 2000 IN THE OFFICE OF THE RECORDER OF DEED’S OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00128664; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).**

COMMONLY KNOWN AS: 312 N. Desplaines St., Unit B, Chicago, IL 60661
PIN: 17-09-308-004-1027

The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

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DATED this 25th day of July, 2023

Patrick Field (SEAL)
PATRICK FIELD

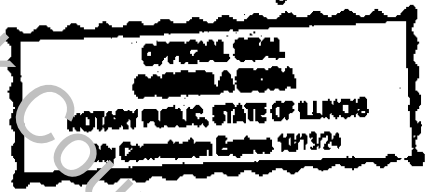
Luisa Rojas (SEAL)
LUISA FERNANDA ROJAS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **PATRICK FIELD**, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 25th day of July, 2023

[Signature]
NOTARY PUBLIC



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **LUISA FERNANDA ROJAS**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 31 day of March, 2023

[Signature]
NOTARY PUBLIC



Exempt under the provisions of Paragraph 4
Section 4, of the Real Estate Transfer Act

[Signature]
Date Agent or Representative

Prepared by: Magdalena Murzanski, Attorney, 11 N. Northwest Hwy, Ste. 121, Park Ridge, IL 60068

AFTER RECORDING MAIL TO:
Patrick G Field
312 N Desplaines #B
Chicago, IL 60641

SEND SUBSEQUENT TAX BILLS TO:
Patrick G Field
312 N Desplaines #B
Chicago, IL 60641

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EXHIBIT A

Order No.: CH22023772

For APN/Parcel ID(s): 17-09-308-004-1027

For Tax Map ID(s): 17-09-308-004-1027

UNIT 27 AND PARKING SPACE P-27 IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 82.50 FEET OF THAT PART OF LOTS 12 TO 22 LYING ABOVE A HORIZONTAL PLANE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLOCK 62 IN CANAL TRUSTEES SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS THE PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM MADE BY GARAGE, LLC AND RECORDED FEBRUARY 22, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 00128664; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


GRANTOR OR AGENT:



Signature

Desiree Wilson
Print Name

Subscribed and sworn to before me this 31st of July, 2023




Notary Public



The grantee or their 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


GRANTEE OR AGENT:



Signature

Desiree Wilson
Print Name

Subscribed and sworn to before me this 31st of July, 2023



Notary Public



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.]

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REAL ESTATE TRANSFER TAX

15-Aug-2023



| | |
|------------------|------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

17-09-308-004-1027

| 20230801699932 | 1-893-795-280

REAL ESTATE TRANSFER TAX

15-Aug-2023



| | |
|-----------------|--------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

17-09-308-004-1027 | 20230801699932 | 0-844-400-080

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

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