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Doc# 2325634046 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2023 11:35 AM PG: 1 OF 3

QUIT CLAIM DEED

GRANTOR, Richard F. Belden a single man, of the City of Chicago, County of Cook, and State of Illinois, (the "Grantors") in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration the receipt and sufficiency of which the Grantors acknowledge, do hereby grant, sell, convey and quitclaim to 180 EP 3402, LLC, an Illinois limited liability company whose address is 180 E. Pearson, Unit 3402, Chicago, Illinois 60611 (the "Grantee"), 100% of the

Grantors interest in the following-described real estate situated in the County of Cook and State of Illinois, and known and described as follows, namely:

UNIT NUMBER 3402 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREIN CALLED CONDOMINIUM PROPERTY), IN COOK COUNTY, ILLINOIS;

LOTS 4 THROUGH 18, BOTH INCLUSIVE, AND INCLUDING LOTS 7A, 7B, 7C, 7D, 7E, 7F, 11A, 11B IN MARBAN RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MARBAN RESUBDIVISION RECORDED DECEMBER 30, 1975 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT 23339677; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP EASEMENTS, COVENANTS AND RESTRICTIONS AND BY-LAWS FOR 180 EAST PEARSON STREET CONDOMINIUM CHICAGO, ILLINOIS (HEREIN CALLED DECLARATION), RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON MARCH 29, 1976 AS DOCUMENT 23432350, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE CONDOMINIUM PROPERTY (EXCEPTING FROM THE CONDOMINIUM PROPERTY ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Property Tax Number: 17-03-226-065-1009

Commonly known as: 180 E. Pearson, Unit 3402, Chicago, Illinois 60611

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: 9.22, 2023.

Richard F. Belden

REAL ESTATE TRANSFER TAX	13-Sep-2023
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	13-Sep-2023
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-03-226-065-1009 | 20230901623558 | 0-483-159-504

17-03-226-065-1009 | 20230901623558 | 1-686-007-248

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

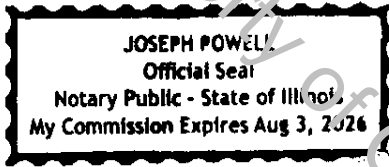
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign 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: 8.22, 2023.

Richard F. Belden
Richard F. Belden

SUBSCRIBED and SWORN to before me this 22 day of August, 2023.



Joseph Powell
NOTARY PUBLIC

My commission expires: Aug 3, 2026.

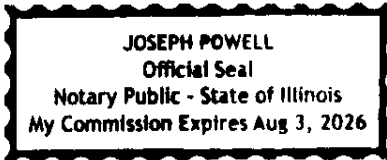
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: 8.22, 2023.

180 EP 3402, LLC, an
Illinois limited liability company

Richard F. Belden, Jr.
Richard F. Belden, Jr., Manager

SUBSCRIBED and SWORN to before me this 3 day of August, 2023.



Joseph Powell
NOTARY PUBLIC

My commission expires: Aug 3, 2026

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 5 of the Illinois Real Estate Transfer Act.]