

# UNOFFICIAL COPY

QUIT CLAIM DEED  
ILLINOIS STATUTORY



Doc# 2326334048 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2023 02:41 PM PG: 1 OF 4

THE GRANTOR, Patrick J. Oblen, a single man, of 2136 W. Armitage Ave., Unit #2W, Chicago, IL 60647 for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to GRANTEE, Paula Bailey, Trustee of the Luke E. Oblen Irrevocable Trust, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A

**SUBJECT TO:**

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes not yet due and payable; acts done by or suffered through Grantee;

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-31-138-049-1004

Address of Real Estate: 2136 W. Armitage Ave. Unit #2W, Chicago, IL 60647

This transfer is exempt under Paragraph (e) of the Property Tax Code, 35 ILCS 200/31-45(e).

Grantor/Grantee Representative

Date: 9/15/2023

[signatures on following page]

**REAL ESTATE TRANSFER TAX**

20-Sep-2023



CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

14-31-138-049-1004 | 20230801611127 | 1-388-150-224

**REAL ESTATE TRANSFER TAX**

20-Sep-2023



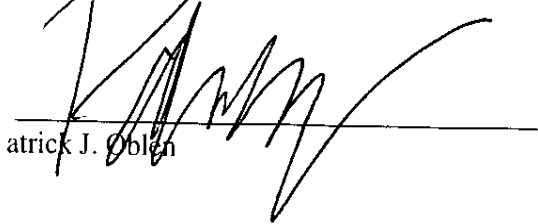
COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

14-31-138-049-1004 | 20230801611127 | 1-867-234-768

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

this 5 day of September, 2023

**UNOFFICIAL COPY**

  
Patrick J. Oblen

STATE OF Wisconsin COUNTY OF Waukesha ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Patrick J. Oblen, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of September, 2023





**Prepared By:** Thompson & Thompson  
19 S. LaSalle St., Suite 302  
Chicago, Illinois 60603

**Mail To:**  
Erik J. Thompson, Esq.  
Thompson & Thompson  
19 S. LaSalle St., Suite 302  
Chicago, Illinois 60603

**Name & Address of Taxpayer**  
Paula Bailey, Trustee of the Luke E. Oblen  
Irrevocable Trust  
2136 W. Armitage Ave, Apartment 2W  
Chicago, Illinois 60647

Property of Grant County Clerk's Office

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## Exhibit "A"

### Legal Description

#### PARCEL 1:

UNIT 2W IN THE 2136 ARMITAGE CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING REAL ESTATE:

LOTS 43 AND 44 IN BLOCK 10 IN SHERMAN'S ADDITION TO HOLSTEN A SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ SECTION 31 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEYS IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF THE CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 13, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 072560343, AS AMENDED FROM TIME TO TIME, ALONG WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2W, A LIMITED COMMON ELEMENT, AND ROOF DECK SPACE 2W, A LIMITED COMMON ELEMENT, AS SET FORTH AND DELINEATED IN ATTACHED TO DECLARATION AFORESAID.

Property of Cook County Clerk's Office

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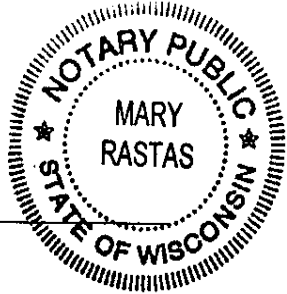
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 Sept 5<sup>th</sup> 2023

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID  
THIS 5<sup>th</sup> DAY OF September,  
2023.



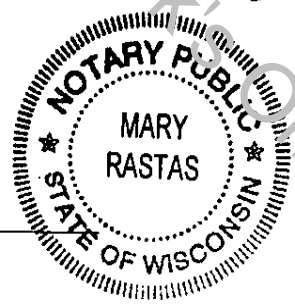
NOTARY PUBLIC Mary Rastas

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 Sept 5, 2023

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID  
THIS 5<sup>th</sup> DAY OF September,  
2023.



NOTARY PUBLIC Mary Rastas

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.]