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Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

A. Imran Khan 1000 N. Milwaukee Ave. Suite 100 Chicago, IL 60642

NAME & ADDRESS OF TAXPAYER:

2714 N Lehmann 4N LLC 65 E Monroe St, Unit #4216 Chicago, IL 60603 Doc#. 2326446173 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 09/21/2023 03:51 PM Pg: 1 of 4

Dec ID 20230901631452 ST/CO Stamp 1-389-821-392 City Stamp 2-111-045-072

THE GRANTOR Atul Talwar, a single ruan

of the City of Chicago, of the Cook County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONV LYS AND QUIT CLAIMS TO

2714 N Lehmann 4N LLC, an Illinois Limited Liability Company

of the Cook County and the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:

UNIT 4N, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-4N AND STORAGE SPACE S-4N, BOTH LIMITED COMMON ELEMENTS, IN THE 2714 LEHMANN CCULT CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIED 14XCEL OF REAL ESTATE: LOT 29, 30 AND 31 IN LEHMANN'S DIVERSEY BOULEVARD ADDITION IN THE SOUTH VEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOTS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 29; THENCE SOUTH ALONG THE EAST LINE OF LOTS 29 AND 30, BEING ALSO THE WEST RIGHT-OF-WAY LINE OF NORTH LEHMANN COULT, A DISTANCE OF 20.74 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF LOT 29, A DISTANCE OF 13.96 FEET; THENCE SOUTHWESTERLY ALONG A LINE 50 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF LOT 31, A DISTANCE OF 47.29 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF LOT 29, A DISTANCE OF 50.40 FEET TO A POINT ON THE EAST LINE OF A 16-FOOT NORTH-SOUTH PUBLIC ALLEY, BEING ALSO THE WEST LINEN OF LOT 29, SAID POINT BEING 39.00 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 29; THENCE NORTH ALONG SAID WEST LINE OF LOT 29, TO THE NORTHWEST CORNER OF LOT 29; THENCE EAST ALONG THE NORTH LINE OF LOT 29, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGPANNG, ALL IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 26, 2006 AS DOCUMENT NUMBER 0614632095, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

REAL ESTATE TRA	NSFER TAX	21-Sep-2023	REAL ESTATE	TRANSFER 1	ΓΑΧ	21-Sep-2023
65 A	CHICAGO:	0.00		A STATE OF THE PARTY OF THE PAR	COUNTY:	0.00
	CTA: TOTAL:	0.00 0.00 *			ILLINOIS:	0.00
14-28-306-022-100	8 20230901631452				TOTAL:	0.00
* Total does not include any applicable penalty or interest due.			14-28-306	-022-1008	20230901631452	1-389-821-392

2326446173 Page: 2 of 4

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

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 14-28-306-022-1008

Galwon

Property Address: 2714 N Lehmann Court, Unit 4N, Chicago, IL 60614

Dated this 19th day of September, 2023

Property of Coot County Clerk's Office Atul Talwar

2326446173 Page: 3 of 4

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Atul Talwar 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 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.

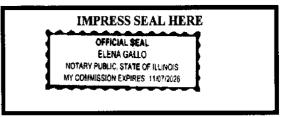
Given under my hand and notarial seal this

day of September , 2023

Notary Public

My commission expires or

11/07/2026



If Grantor is also Grantee you may wart to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPAREP.

A. Imran Khan

ARK Attorneys, LLC

A. Imran Khan

1000 N. Milwaukee Ave.

Suite 100

Chicago, IL 60642

rik

October Colling Clark's Office EXEMPT UNDER PROVISIONS OF PARAGRAPH X SECTION 3)-45, PROPERTY-TAX CODE.

09/19/2023

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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.

as a person and admonzed to do pusifiess of acquire and floid in	tie to real estate under the laws of the state of filmois.				
DATED: 09/19/23	SIGNATURE:				
	GRANTOR or AGENT				
GRANTOR NOTARY SECTION: The below section is to be completed by	the NOTARY who witnesses the GRANTOR signature.				
Subscribed and swo n to before me, Name of Notary Public:	Elena Gallo				
By the said (Name of Grantor): F(V) Talwar	AFFIX NOTARY STAMP BELOW				
On this date of: 09/19/23 NOTARY SIGNATURE:	OFFICIAL SEAL ELENA GALLO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 11/07/2026				
GRANTEE SECTION					
The GRANTEE or her/his agent affirms and verifies that the nany	e of the GRANTEE shown on the deed or assignment				
of beneficial interest (ABI) in a land trust is either a natural person	n, പ്. Illinois corporation or foreign corporation				
authorized to do business or acquire and hold title to real estate i	n Illinois a partnership authorized to do business or				
acquire and hold title to real estate in Illinois or other entity recog	nized 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: 09/19/23	SIGNATURE:				
	GRANTEE or AGENT				
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEF signature.					
Subscribed and sworn to before me, Name of Notary Public:	Elena Gallo				
By the said (Name of Grantee): 2714 N Lehman 4N	LLC AFFIX NOTARY STAMY SELOW				
On this date of: 09/19/23					
NOTARY SIGNATURE:	OFFICIAL SEAL ELENA GALLO NOTARY PUBLIC, STATE OF ILLINOIS				

CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

rev. on 10.17.2016

MY COMMISSION EXPIRES: 11/07/2026