

# UNOFFICIAL COPY

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

## 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

#### **THE GRANTOR** Atul Talwar, a single man

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, CONVEYS 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 COURT CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: **LOT 29, 30 AND 31 IN LEHMANN'S DIVERSEY BOULEVARD ADDITION** IN THE SOUTHWEST ¼ 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 COURT, 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 LINE 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 BEGINNING, 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 TRANSFER TAX	21-Sep-2023	REAL ESTATE TRANSFER TAX	21-Sep-2023
 CHICAGO:	0.00	 COUNTY:	0.00
CTA:	0.00	ILLINOIS:	0.00
TOTAL:	0.00*	TOTAL:	0.00
14-28-306-022-1008   20230901631452   2-111-045-072		14-28-306-022-1008   20230901631452   1-389-821-392	

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

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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

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

Dated this 19<sup>th</sup> day of September, 2023

  
\_\_\_\_\_

Atul Talwar

Property of Cook County Clerk's Office



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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.

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.

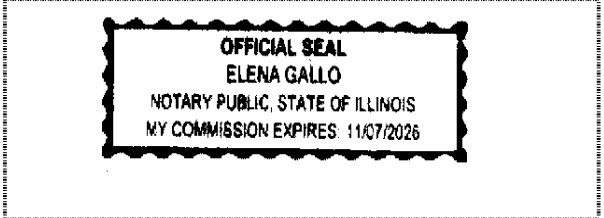
Subscribed and sworn to before me, Name of Notary Public: Elena Gallo

By the said (Name of Grantor): Arun Talwar

On this date of: 09/19/23

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that 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 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: 09/19/23

SIGNATURE:   
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

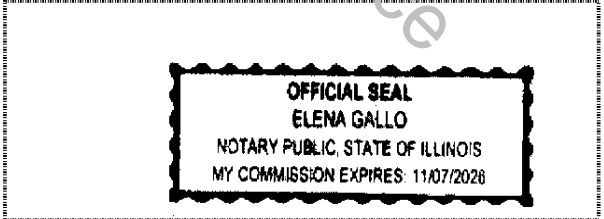
Subscribed and sworn to before me, Name of Notary Public: Elena Gallo

By the said (Name of Grantee): 2714 N Lehman 4N LLC

On this date of: 09/19/23

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)