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Doc#: 2326446176 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2023 03:53 PM Pg: 1 of 3

Dec ID 20230901631465
ST/CO Stamp 0-761-396-688
City Stamp 0-224-525-776

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

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

NAME & ADDRESS OF TAXPAYER:

2700 N Halsted 405 LLC
65 E Monroe St, Unit #418
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

2700 N Halsted 405 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:

PARCEL 1:

UNIT 405 IN THE 2700 CLUB CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 7, BOTH INCLUSIVE, IN H.O. MC DAID'S SUBDIVISION OF THE SOUTH ½ OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020723157, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-16, P-50 AND S-16, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020723157.


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): 14-29-407-105-1046

Property Address: 2700 N Halsted Street, Unit #405, Chicago, IL 60614


Dated this 19th day of September, 2023

REAL ESTATE TRANSFER TAX		21-Sep-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

14-29-407-105-1046 | 20230901631465 | 0-224-525-776
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Sep-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-29-407-105-1046 | 20230901631465 | 0-761-396-688


Atul Talwar

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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 19th day of September, 2023

Notary Public
My commission expires on 11/07/2026



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

NAME AND ADDRESS OF PREPARER:

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

EXEMPT UNDER PROVISIONS OF PARAGRAPH
X SECTION 31-45, PROPERTY TAX CODE.



09/19/2023

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.

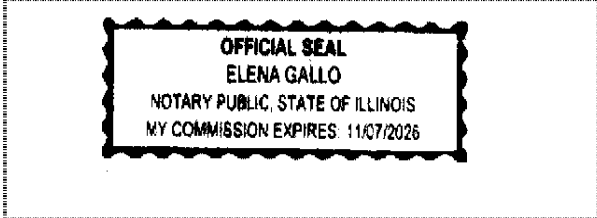
Subscribed and sworn to before me, Name of Notary Public: Elena Gallo

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.

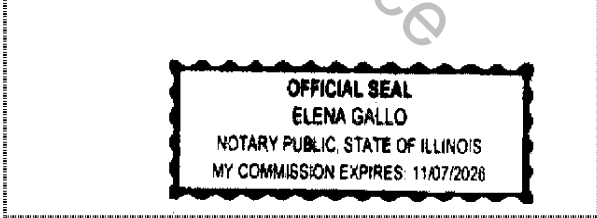
Subscribed and sworn to before me, Name of Notary Public: Elena Gallo

By the said (Name of Grantee): 2700 N Halsted 405 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)**)