

# UNOFFICIAL COPY



\*2326434021\*

## QUITCLAIM DEED

Doc# 2326434021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/21/2023 03:13 PM PG: 1 OF 4

THE GRANTOR, **Tetsundo Iwakuni**, a married man, by Eri Iwakuni, his Attorney-in-Fact under Power of Attorney dated August 5, 2013, of the City of Chicago, County of Cook, State of Illinois (the "Grantor") for and in consideration of Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and QUITCLAIMS to GRANTEE, **VENDOME7 LLC**, an Illinois limited liability company, whose address is 33 W. Delaware Place, Chicago, IL 60610 (the "Grantee"), all of the Grantor's interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

See Legal Description as Exhibit A attached hereto and made a part hereof

**Permanent Real Estate Index Numbers:** 14-32-400-092-1032 and 14-32-400-092-1078

**Property address:** 1155 W. Armitage Avenue, Unit 503 and Parking Space 136, Illinois 60614

↓  
Chicago

THIS IS NOT HOMESTEAD PROPERTY.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45 OF THE REAL ESTATE TRANSFERS TAX LAW.

Date: September 18, 2023.

*Tetsundo Iwakuni by*  
*E Iwakuni, POA*

Tetsundo Iwakuni, by Eri Iwakuni, his Attorney-in-Fact under Power of Attorney dated August 5, 2013

**AND RECORDED ON**  
**SEPTEMBER 20, 2023 AS DOCUMENT#**  
**2326340098**

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IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this day of September 18, 2023.

*Tetsundo Iwakuni by  
E Iwakuni, POA*

Tetsundo Iwakuni, by Eri Iwakuni, his Attorney-in-Fact under Power of Attorney dated August 5, 2013 **AND RECORDED ON SEPTEMBER 20, 2023 AS DOCUMENT NO. 2326340098**

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 Tetsundo Iwakuni, a married man, by Eri Iwakuni, his Attorney-in-Fact under Power of Attorney dated August 5, 2013, 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 she signed, sealed and delivered the said instrument as her free and voluntary act as said Attorney-in-Fact, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of September, 2023.



*Rachel Horst*  
Notary Public


My commission expires: February 26, 2024



This instrument was prepared by and after recording mail to:

Bryan M. Montana, Esq.  
Chuhak & Tecson, P.C.  
120 S. Riverside Plaza, Suite 1700  
Chicago, IL 60606

Send subsequent tax bills to:

VENDOME7 LLC  
33 West Delaware Pl.  
Chicago, IL 60610

| REAL ESTATE TRANSFER TAX   | 21-Sep-2023   |
|--|---------------|
|  CHICAGO: | 0.00          |
| CTA:   | 0.00          |
| <b>TOTAL:</b>  | <b>0.00 *</b> |

| REAL ESTATE TRANSFER TAX  | 21-Sep-2023 |
|---|-------------|
|  COUNTY:     | 0.00        |
|  ILLINOIS: | 0.00        |
| <b>TOTAL:</b>   | <b>0.00</b> |

14-32-400-092-1032 | 20230901631300 | 0-565-444-048

14-32-400-092-1032 | 20230901631300 | 1-983-315-408

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

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## EXHIBIT "A" LEGAL DESCRIPTION

UNIT 503 AND P-136 IN 1155 ARMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 12 TO 19, BOTH INCLUSIVE, IN HAPGOOD'S SUBDIVISION OF LOT 1 AND PART OF LOT 2 OF BLOCK 9 SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 03028009, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Index Numbers:** 14-32-400-092-1032 and 14-32-400-092-1078

**Property address:** 1155 W. Armitage Avenue, Unit 503 and Parking Space 136, Illinois 60614

↓  
Chicago

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## STATEMENT BY GRANTOR AND GRANTEE

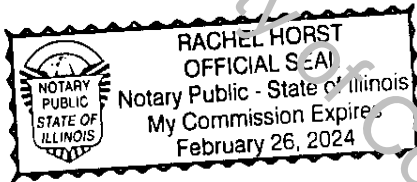
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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: September 18, 2023.

Tetsundo Iwakuni by Eri Iwakuni POA

Tetsundo Iwakuni, by Eri Iwakuni, his Attorney-in-Fact under Power of Attorney dated August 5, 2013 **AND RECORDED ON SEPTEMBER 20, 2023 AS DOCUMENT NO. 2326340098**

SUBSCRIBED and SWORN to before me this 18th day of September, 2023.



Rachel Horst  
NOTARY PUBLIC

My commission expires: February 26, 2024.

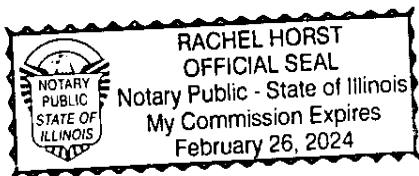
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: September 18, 2023.

VENDOME7 LLC,  
an Illinois limited liability company

By: Eri Iwakuni  
Name: Eri Iwakuni  
Title: Manager

SUBSCRIBED and SWORN to before me this 18th day of September, 2023.



Rachel Horst  
NOTARY PUBLIC

My commission expires: February 26, 2024

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.]