

UNOFFICIAL COPY

QUIT CLAIM DEED (Illinois Statutory)



Doc# 2330010038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/27/2023 11:12 AM PG: 1 OF 3

After Recording Mail To:

Ryan W. Gardner
Howard & Howard Attorneys, PLLC
200 S. Michigan Avenue, Suite 1100
Chicago, IL 60604

Send Subsequent Tax Bills To:

1823 LSD 3600 LLC
c/o Lisa A. Toulon
2238 North Halsted Street
Chicago, Illinois 60613

THE GRANTOR, Lisa A. Toulon, a single woman, of 2238 North Halsted Street, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to 1823 LSD 3600 LLC, an Illinois limited liability company, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

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

Permanent Real Estate Index Number: 14-21-110-020-1397

Address of Real Estate: 3600 North Lake Shore Drive, Unit 1823, Chicago, Illinois 60613

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

THIS IS NOT HOMESTEAD PROPERTY.

TO HAVE AND TO HOLD said premises forever.

Lisa A. Toulon

Dated this 20th day of July, 2023.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

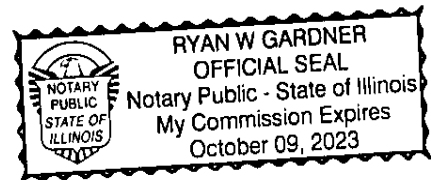
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lisa A. Toulon, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of July, 2023.

NOTARY PUBLIC

(SEAL)

State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT



I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act.
Dated this 20th day of July, 2023.

Signature of Buyer-Seller or their Representative

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EXHIBIT A - LEGAL DESCRIPTION


UNIT 1823 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 23RD DAY OF NOVEMBER 1977 AS DOCUMENT NUMBER 2983544

AN UNDIVIDED .106% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES:

LOT 4 (EXCEPTING THEREFROM THE NORTHERLY 20 FEET THEREOF AND EXCEPTING THEREFROM THE WESTERLY 125 FEET AND ¾ INCHES THEREOF), LOTS 5 (EXCEPTING THEREFROM THE WESTERLY 125 FEET AND ¾ INCHES THEREOF), LOT 6 (EXCEPTING THEREFROM THE WESTERLY 125 FEET AND ¾ INCHES THEREOF) AND LOT 7 (EXCEPTING THEREFROM THE WESTERLY 125 FEET AND ¾ INCHES THEREOF), ALL IN BLOCK 7 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, ALL INCLUSIVE, IN PINE GROVE, BEING PART OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT STRIP OF LAND LYING WEST OF THE WESTERLY LINE OF SHERIDAN ROAD, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1896 AS DOCUMENT NUMBER 2355030 IN BOOK 69 OF PLATS, PAGE 41 AND EAST OF THE EASTERLY LINE OF SAID LOTS 5, 6, AND 7 AND EASTERLY OF SAID LOT 4 (EXCEPTING THE NORTHERLY 20 FEET THEREOF), IN BLOCK 7 IN HUNDLEY'S SUBDIVISION AFORESAID AND BETWEEN THE NORTHERLY LINE EXTENDED OF SAID LOT 4 (EXCEPTING THE NORTHERLY 20 FEET THEREOF) AND THE SOUTHERLY LINE OF SAID LOT 7, BOTH LINES CONTINUED STRAIGHT TO INTERSECT THE WESTERLY LINE OF SAID SHERIDAN ROAD IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.



Permanent Real Estate Index Number: 14-21-110-020-1397

Address of Real Estate: 3600 North Lake Shore Drive, Unit 1823, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX		27-Oct-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-21-110-020-1397 | 20231001660083 | 1-762-150-352

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

REAL ESTATE TRANSFER TAX		27-Oct-2023
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-21-110-020-1397 | 20231001660083 | 1-521-240-016

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STATEMENT BY GRANTOR AND GRANTEE

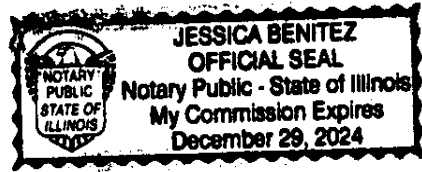
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 title to real estate under the laws of the State of Illinois.

Dated July 20, 2023.

Ryan W. Grant
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 20th day of July, 2023.

Notary Public Jessica Benitez



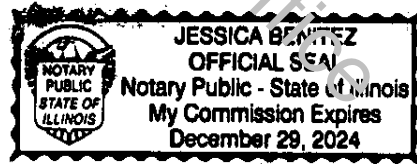
The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated July 20, 2023.

Ryan W. Grant
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 20th day of July, 2023.

Notary Public Jessica Benitez



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.