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23335150120

Doc# 2333515012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/01/2023 01:33 PM PG: 1 OF 4

QUITCLAIM DEED

ILLINOIS STATUTORY

MAIL TO:

Colby M. Green
838 Park Avenue
River Forest, Illinois 60305

NAME & ADDRESS OF TAXPAYER:


Kurian Family Trust
Suma Kurian, Trustee
1310 West 33rd Street
Chicago, Illinois 60608

THE GRANTOR(S) **GEORGE C. KURIAN**, of Chicago, Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND QUITCLAIM(S) to **Suma Kurian, not indiv dually but as trustees of the KURIAN FAMILY TRUST** dated **October 23, 2023** all right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Index Number(s): 17-09-234-043-1537; 17-09-234-043-1536
Property Address: 33 West Ontario Street, P09-E09, P09-E11, Chicago, Illinois 60654



Dated this 23rd day of October, 2023.

REAL ESTATE TRANSFER TAX	01-Dec-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-09-234-043-1537 | 20231101684379 | 0-326-057-936

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

George C. Kurian by Suma Kurian
GEORGE C. KURIAN, Grantor, by Suma Kurian, attorney-in-fact

REAL ESTATE TRANSFER TAX	01-Dec-2023
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00


17-09-234-043-1537 | 20231101684379 | 2-042-773-456

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STATE OF ILLINOIS)
) SS.
County of COOK)

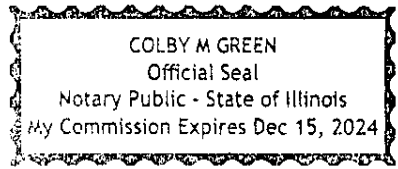
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **SUMA KURIAN, attorney-in-fact for George C. Kurian, (GRANTORS)**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the instrument as its/his/her 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 notarial seal this 23rd day of October, 2023.




Notary Public

My commission expires on Dec 15, 2024.



THIS TRANSFER IS EXEMPT UNDER THE PROVISION OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW 25 ILCS 200/31-45(e).



The grantees, **Suma Kurian, not individually but as trustees of the KURIAN FAMILY TRUST dated October 23, 2023**, hereby acknowledge and accept this conveyance into the said trusts.



SUMA KURIAN, trustee

NAME AND ADDRESS OF PREPARER:

Colby M. Green, Esq.
838 Park Avenue
River Forest, Illinois 60305

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LEGAL DESCRIPTION

Parcel 1:

UNITS P09-E09 AND P09-E11 IN THE RESIDENCES AT MILLENNIUM CENTRE TOWER AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN MILLENNIUM CENTRE SUBDIVISION, BEING A SUBDIVISION OF ALL OF LOTS 1 THROUGH 16, BOTH INCLUSIVE, IN BLOCK 17 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOGETHER WITH BLOCK 26 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, BOTH INCLUSIVE IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN RESPECTIVELY, ALL TAKEN AS A TRACT LYING WEST OF A LINE DRAWN 188.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 26 AFORESAID, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0319510001, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Parcel 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT AND ENJOYMENT AS CREATED BY THE OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 031903102.

Property Tax No. 17-09-234-043-1537; 17-09-234-043-1536

Address: 33 West Ontario Street, Unit P09-E09, P09-E11, Chicago, Illinois 60654



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First American

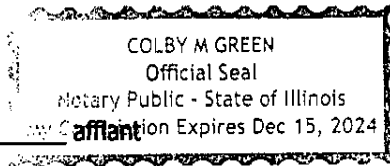
First American Title Insurance Company
27775 Diehl Road
Warrenville, IL 60555

STATEMENT BY GRANTOR AND GRANTEE

The grantor 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 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 10/23/2023

Signature *Suma Kurian*
Grantor or Agent



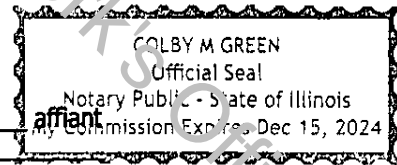
Subscribed and sworn to before me by the said Suma Kurian
this 23rd day of October, 2023

Notary Public *Colby M Green*

The grantee or his 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 and hold title to real estate under the laws of the State of Illinois.

Dated 10/23/2023

Signature *Suma Kurian*
Grantor or Agent



Subscribed and sworn to before me by the said Suma Gurian
this 23rd day of October, 2023

Notary Public *Colby M Green*

Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)