



Doc# 2333515014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/01/2023 01:35 PM PG: 1 OF 3

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 60603

THE GRANTOR(S) GEORGE C. KURIAN and SUMA G. 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 individually 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:

THE SOUTH HALF OF LOT 19 IN HEAFIELD'S LAWRENCE AVENUE TERMINAL GARDENS, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 13-17-115-003-0000

Property Address: 4577 North McVicker Avenue, Chicago, Illinois 60630

Dated this 23rd day of October, 2023.

Suma G. Kurian
SUMA G. KURIAN, Grantor

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

Table with 2 columns: REAL ESTATE TRANSFER TAX, 01-Dec-2023. Rows: CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00 \*



13-17-115-003-0000 | 20231101684415 | 1-655-652-304

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

Table with 2 columns: REAL ESTATE TRANSFER TAX, 01-Dec-2023. Rows: COUNTY: 0.00, ILLINOIS: 0.00, TOTAL: 0.00



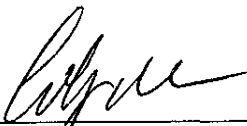
13-17-115-003-0000 | 20231101684415 | 0-279-855-056

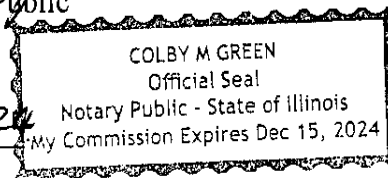
# UNOFFICIAL COPY

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 G. KURIAN, for herself and as 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.

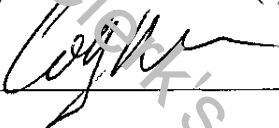
Given under my and notarial seal this 23rd day of October, 2023.

  
 \_\_\_\_\_  
 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, 35 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



# UNOFFICIAL COPY

## First American

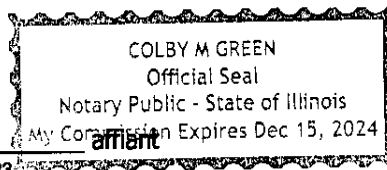
First American Title Insurance Company  
27775 Diehl Road  
Warrenville, IL 60555

### 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



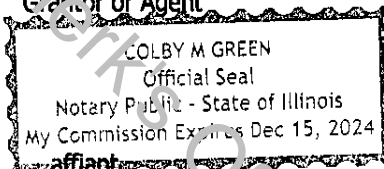
Subscribed and sworn to before me by the said Suma Kurian  
this 23rd day of October, 2023

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.)