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QUITCLAIM DEED

ILLINOIS STATUTORY

MAIL TO:

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

Doc# 2333522020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/01/2023 01:06 PM PG: 1 OF 4

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 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:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Index Number(s): 17-20-232-050-1100

Property Address: 1525 South Sangamon Street, Unit 307-P, Chicago, Illinois 60608

Dated this 23rd day of October, 2023.

SUMA KURIAN, Grantor

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

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

17-20-232-050-1100 | 20231101684736 | 1-568-661-456

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

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

17-20-232-050-1100


20231101684736 | 0-599-867-344

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STATE OF ILLINOIS)
) SS.
County of COOK)

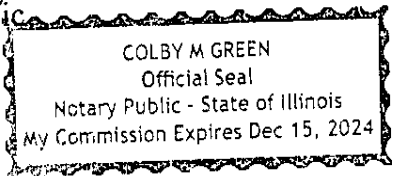
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **SUMA KURIAN, for herself and as attorney-in-fact for George C. Kurian, (GRANTORS)**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared 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

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LEGAL DESCRIPTION

Parcel 1:

UNIT 307-P IN THE UNIVERSITY VILLAGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 4 AND OUTLOTS A AND B AND PART OF OUTLOT C IN BLOCK 3 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2002 AS DOCUMENT 0021409249, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL RIGHTS APPURTENANT TO THE FOREGOING PROPERTY PURSUANT TO THAT CERTAIN NONEXCLUSIVE AERIAL EASEMENT AGREEMENT DATED JUNE 26, 2001, AND RECORDED JUNE 28, 201 AS DOCUMENT NUMBER 0010571142.

WHICH SURVEY IS ATTACHED AS EXHIBIT G TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR THE UNIVERSITY VILLAGE LOFTS DATED MARCH 4, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322530, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE B18-P, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0030322530, AS AMENDED FROM TIME TO TIME

Property Tax No. 17-20-232-050-1100

Address: 1525 South Sangamon Street, Unit 307-P, Chicago, Illinois 60608



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First American

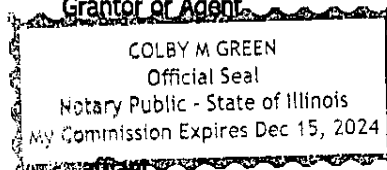
First American Title Insurance Company
27775 Diehl Road
Warrenville, IL 60555

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



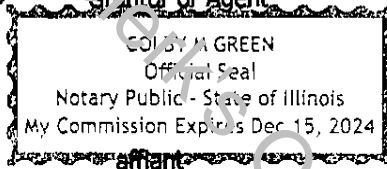
Subscribed and sworn to before me by the said Suma Kurian
this 23rd day of October, 2023

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.)