

# UNOFFICIAL COPY

Prepared By and  
After recording return to:

Howard Piggee, III, Esq.  
TigerLaw  
220 N. Green Street  
Chicago, Illinois 60607  
(872) 240-8422

Send all tax bills to:

Newport Holdings LLC  
1507 E. 53<sup>rd</sup> Street, #887  
Chicago, Illinois 60615



Doc# 2334010023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/06/2023 12:38 PM PG: 1 OF 5

## QUIT CLAIM DEED

For and in consideration of Ten and 00/100 (\$10.00) in hand paid, the grantor, **JONATHAN T. SWAIN**, having an address at 1507 E. 53<sup>rd</sup> Street, #887, in the City of Chicago, County of Cook, State of Illinois ("Grantor"), hereby **CONVEYS** and **QUIT CLAIMS** to **NEWPORT HOLDINGS, LLC**, an Illinois limited liability company having an address at 1507 E. 53<sup>rd</sup> Street, #887, in the City of Chicago, County of Cook, State of Illinois any and all of Grantor's right, title and interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois:

See legal description attached as Exhibit A.

Permanent Index Number (PIN): 20-12-100-003-1607

Address of real estate: 4800 South Chicago Beach Drive, Unit 1009N, Chicago, Illinois 60615

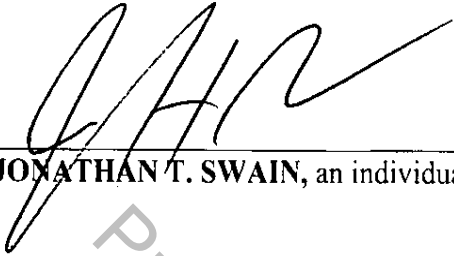
This conveyance is being made without any representation and warranty by the Grantor whatsoever and is and shall remain subject to any and all encumbrances existing as of the date hereof, including (without limitation) any and all covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any, and any and all general and special taxes due and payable in connection with the Real Estate for any and all years.


*[The remainder of this page was left blank intentionally. The signature page is attached.]*

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IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed under seal on this 1<sup>st</sup> day of November, 2023.



**GRANTOR:**

  
\_\_\_\_\_  
JONATHAN T. SWAIN, an individual

REAL ESTATE TRANSFER TAX		06-Dec-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-12-100-003-1607 | 20231201688554 | 1-579-679-792

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

REAL ESTATE TRANSFER TAX		06-Dec-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00

20-12-100-003-1607 | 20231201688554 | 1-817-118-624

Property of Cook County Clerk's Office

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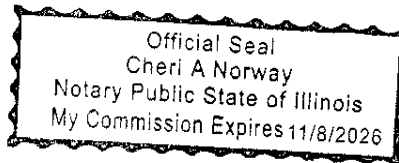
STATE OF ILLINOIS            )  
  )  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jonathan T. Swain, 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 1<sup>st</sup> day of November, 2023.

Commission expires: 11-8-2026

Cheri A. Norway  
Notary Public



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## EXHIBIT A

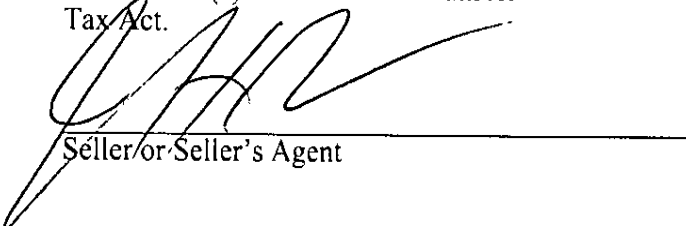
### LEGAL DESCRIPTION

UNIT NUMBER 1009 – “N” IN THE NEWPORT BEACH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: BLOCK 1 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT “A” IN BEACH HOTEL COMPANY’S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID BLOCK 1 THAT PART THEREOF WHICH LIES NORTHEASTERLY OF A LINE 40 FEET SOUTHWESTERLY FROM AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID BLOCK) (SAID PARALLEL LINE BEING THE ARC OF A CIRCLE HAVING A RADIUS OF 1568.16 FEET CONVEX SOUTHWESTERLY), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT “D” TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24730609, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4800 South Chicago Beach Drive, Unit 1009N, CHICAGO, ILLINOIS 60615

PIN: 20-12-100-003-1607

This Deed is exempt under the provisions of Section 4(e) of the Illinois Transfer Tax Act.

  
\_\_\_\_\_  
Seller or Seller's Agent

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 11/1/2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

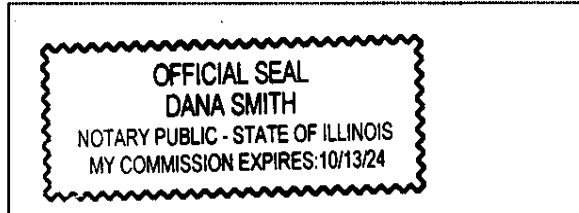
Subscribed and sworn to before me, Name of Notary Public: DANA SMITH

By the said (Name of Grantor): NAT PIGGEE, AGENT

On this date of: 11/1/2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 11/1/2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

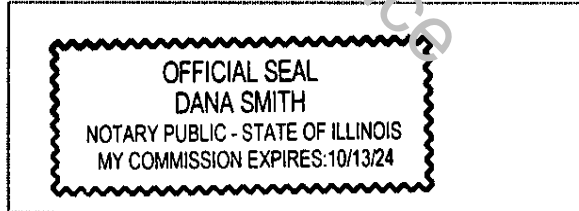
Subscribed and sworn to before me, Name of Notary Public: DANA SMITH

By the said (Name of Grantee): NAT PIGGEE, AGENT

On this date of: 11/1/2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**