

UNOFFICIAL COPY

Doc#: 2335333336 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/19/2023 02:41 PM Pg: 1 of 3

Dec ID 20231201689543

City Stamp 0-762-957-872

QUIT CLAIM DEED

Statutory (Illinois)

For Recorder Use

THE GRANTOR, Steve Fankam, unmarried, of the City of Chicago County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS and QUITCLAIMS to

Steve Fankam, unmarried, and Frank Fankam, unmarried

said interests to be held not as Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in Cook County, Illinois, to wit:

UNIT 1326 IN NORTH TOWN VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 2,4 THROUGH 25,27 THROUGH 30, AND 33 THROUGH 38 IN NORTH TOWN VILLAGE, BEING A SUBDIVISION OF PART OF VARIOUS LOTS, BLOCKS, STREETS AND ALLEYS IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST OF THE NORTHWEST OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR NORTH TOWN VILLAGE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010906035, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Street address: 1326 N Burling Street
City, state, and zip code: Chicago, Illinois 60610
Real estate index number: 17-04-113-100-1119

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The grantor has signed this deed on December 5th, 2023.


Steve Fankam

STATE OF ILLINOIS)

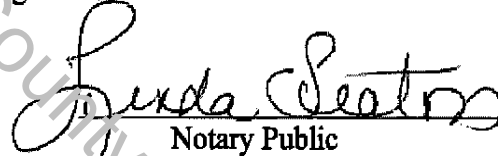
)ss.

COOK COUNTY)



I am a notary public for the County of Cook and State of Illinois. I certify Steve Fankam, personally known to me to be the same persons who name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: December 5th, 2023

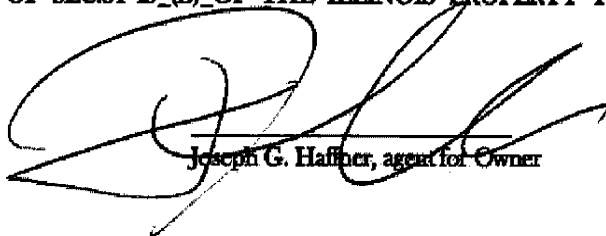

Notary Public

This instrument was prepared by: Joseph G. Haffner
25 E. Washington, Suite 700
Chicago, IL 60602

Mail To and Send Subsequent Tax Bills To:
Steve Fankam
1326 N Burling Street
Chicago, Illinois 60610

EXEMPT UNDER THE PROVISIONS OF SEC.31-45 (B) OF THE ILLINOIS PROPERTY TAX CODE (35 ILCS 200/31-45) Paragraph_e

December 5 2023


Joseph G. Haffner, agent for Owner

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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 12/15, 2023

Signature: _____

Grantor or Agent

Subscribed and sworn to before me

By the said Joseph Haffner

This 15 day of December, 2023

Notary Public Kristin S. Haffner



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 title to real estate under the laws of the State of Illinois.

Date 12/15, 2023

Signature: _____

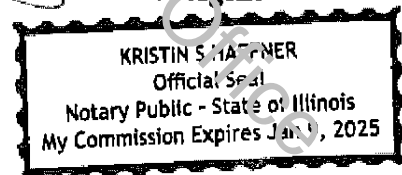
Grantee or Agent

Subscribed and sworn to before me

By the said Joseph Haffner

This 15 day of December, 2023

Notary Public Kristin S. Haffner



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.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)