

UNOFFICIAL COPY

DEED ILLINOIS STATUTORY

Doc#: 2400206090 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/02/2024 10:15 AM Pg: 1 of 3

Dec ID 20231201601905
ST/CO Stamp 0-960-415-792
City Stamp 0-614-189-104

THE GRANTOR(S), TERENCE R. DONNELLY and JOAN E. DONNELLY, of the Miami Beach, County of Miami Dade, State of Florida for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claims to 474VB, LLC a Florida limited liability company, (GRANTEE'S ADDRESS) 90 Alton Road, #2202, Miami Beach, Florida 33139, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

UNIT 1704 AND P-438 IN THE 235 W. VAN EUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

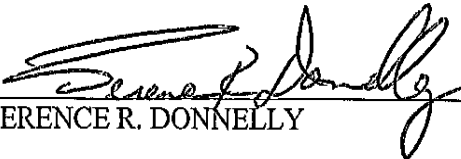
SUBJECT TO:

Covenants, conditions and restrictions of record, General taxes for the year 2023 and subsequent years.

Permanent Real Estate Index Number: 17-16-238-028-1070 (Unit 1704) & - 1537 (P-438)

Address(es) of Real Estate: 235 W. Van Buren St., Unit 1704 and P438, Chicago, IL 60607

Dated this 22 day of DEC., 2023.


TERENCE R. DONNELLY


JOAN E. DONNELLY

1000 8046 (2)

Exempt under provisions of Paragraph E Section 4
Real Estate Transfer Act.

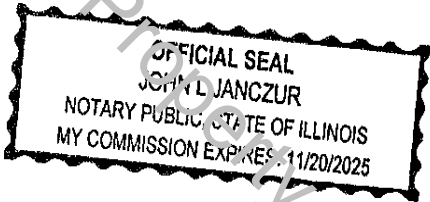
12/22/23
Date 
Buyer, Seller or Representative

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STATE OF ILLINOIS, COUNTY OF DeKalb ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Terence R. Donnelly and Joan E. Donnelly, his wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 hand and official seal, this 22nd day of Dec, 2023



[Signature] (Notary Public)

Prepared By: John Janczur
19 S. La Salle Street, Suite 1201
Chicago, IL 60603

Mail To & Name & Address of Taxpayer:
474VB, LLC
90 Alton Road, #2202
Miami Beach, Florida 33139

REAL ESTATE TRANSFER TAX		02-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-16-238-028-1070 20231201601905 0-614-159-704		
* Total does not include any applicable penalty or interest due		

REAL ESTATE TRANSFER TAX		02-Jan-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-16-238-028-1070 20231201601905 0-960-415-792		

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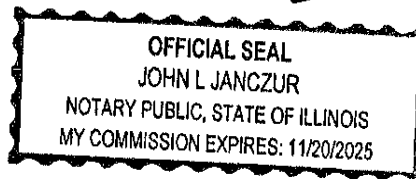
STATEMENT BY GRANTOR AND GRANTEE

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 12-22-23

Signature: *Terence Donnelly*
Grantor or Agent

Subscribed and sworn to before me by the said TERENCE DONNELLY dated 12-22-23



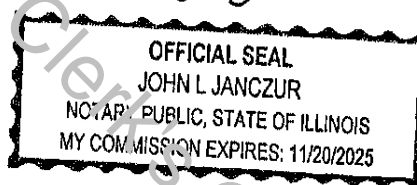
Notary Public *JLJ*

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.

Dated 12-22-23

Signature: *Terence Donnelly*
Grantee or Agent

Subscribed and sworn to before me by the said TERENCE DONNELLY dated 12-22-23



Notary Public *JLJ*

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.