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Doc# 2400315012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/03/2024 12:21 PM PG: 1 OF 5

EXECUTOR'S DEED

THIS DEED, is made the ~~27~~ day of April, 2023 between Shakuntala Sarma, as Executor of the Estate of Koppolu P. Sarma ("**Grantor**") and Shakuntala Sarma, individually ("**Grantee**"). Whereas Koppolu P. Sarma ("**Decedent**") resided in the State of Indiana, County of Lake, and died on October 2, 2018. Shakuntala Sarma has been duly appointed and qualified as Independent Executor of the Grantor Estate, under the proceedings instituted in the Circuit Court of Cook County, Illinois – Probate Division as Case No. 2022 P 8856 (Calendar 8), to probate the estate of said Decedent, letters issued out of said court to Shakuntala Sarma, said letters are now in full force and effect, and Decedent having bequeathed all real property to Grantee pursuant to his will, and now therefore, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid does hereby, **SELL, CONVEY, and ASSIGN** unto Grantee the following described real estate situated in the County of Cook and State of Illinois, to wit:

See Exhibit A for Legal Description incorporated herein.

Property Address: 1629 S. Prairie Avenue, #2703, Chicago, Illinois 60616
PIN: 17-22-304-092-1223; 17-22-304-092-1469; and 17-22-304-092-1470

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Koppolu P. Sarma, Deceased, in and to the premises.

IN WITNESS WHEREOF, Grantor, as executor aforesaid, have hereunto set her hands and seals the day and year first above written.

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX

03-Jan-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

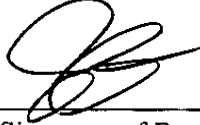
17-22-304-092-1223

|20230501617782 | 1-499-449-392

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Exempt under 35 ILCS 200/31-45 Paragraph 3E, Section 4
Real Estate Transfer Act

Date: May 9, 2023



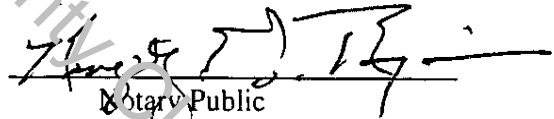
Signature of Buyer, Seller, or Representative

Dated this 27th day of April, 2023

By: Shakuntala Sarma
Shakuntala Sarma, Independent Executor

STATE OF)
COUNTY OF)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that Shakuntala Sarma voluntarily appeared before me in her capacity as executor and did execute this Executor's Deed, freely and voluntarily, for the uses and purposes therein set forth. Given under my hand and official seal this 27th day of April 2023.


Notary Public

THIS DOCUMENT WAS PREPARED BY:

Spencer D. Griffin
Williams, Bax & Saltzman, P.C.
221 N. LaSalle Street, Suite 3700
Chicago, IL 60601
312-372-3311


Kingsley G. Regnier
Notary Public, Official Seal
Allen County, State of Indiana
Commission Number N0064755
My Commission Expires March 13, 2031

RECORDED COPY MAILED TO:

Spencer D. Griffin
Williams, Bax & Saltzman, P.C.
221 N. LaSalle St., Suite 3700
Chicago, IL 60601

SEND TAX BILLS TO:

Shakuntala Sarma
540 Morningside Drive
Crown Point, IN 46307

REAL ESTATE TRANSFER TAX		03-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-304-092-1223 | 20230501617782 | 1-444-751-408

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

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNITS 2703, GU195 AND GU196 IN THE 1600 MUSEUM PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08365010078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-223, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0835010078.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS SET FORTH IN AND CREATED BY GRANT A OF EASEMENT RECORDED OCTOBER 23, 2003 AS DOCUMENT 0329632054, IN COOK COUNTY, ILLINOIS.

PARCEL ID(S): 17-22-304-092-1223, 17-22-304-092-1469, 17-22-304-092-1470.

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STATEMENT OF GRANTOR AND GRANTEE

Grantor:

The Grantor or their agent affirms that, to the best of their 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: April 27, 2023

Signature Shakuntala Sen
Grantor or Agent

Subscribed and sworn to before me:

Kingsley G. Regnier (Notary Public)
My commission expires _____

**Kingsley G. Regnier
Notary Public, Official Seal
Allen County, State of Indiana
Commission Number NP0664755
My Commission Expires March 18, 2031**

Grantee:

The Grantee or its 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: April 27, 2023

Signature Shakuntala Sen
Grantee or Agent

Subscribed and sworn to before me:

Kingsley G. Regnier (Notary Public)
My commission expires _____

**Kingsley G. Regnier
Notary Public, Official Seal
Allen County, State of Indiana
Commission Number NP0664755
My Commission Expires March 18, 2031**

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 the provisions of Section 3E of the Illinois Real Estate Transfer Tax Act.)

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AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I Spencer D. Griffin, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Statement of Grantor and Grantee

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Shakuntala Sarma

(print name(s) of executor/grantor)

Shakuntala Sarma

(print name(s) of executor/grantee)

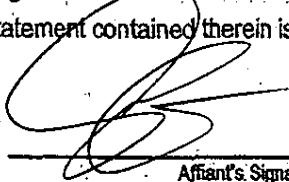
for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Attorney for Shakuntala Sarma

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.



Affiant's Signature Above

November 29, 2023

Date Affidavit Executed/Signed

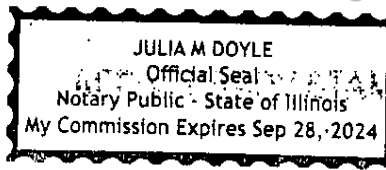
THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

November 29, 2023

Date Document Subscribed & Sworn Before Me



Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverage page. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.