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Doc#. 2400833120 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2024 10:23 AM Pg: 1 of 3

QUIT CLAIM DEED

MAIL DEED AND
TAX BILL TO:
Vincent V Gendusa
1051 Cedar Ln
Lake Forest, IL 60045

Dec ID 20231201698901

City Stamp 1-714-710-576

Prepared By:
WG TAX LAW
2515 Waukegan Rd Num 203
Bannockburn IL 60015

THE GRANTOR(S), **Vincent V Gendusa and Hady Gendusa, formerly Salazar**, husband and wife, as Tenants by the Entirety, of Lake County, Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S) to **Vincent V Gendusa and Hady Gendusa, formerly Salazar**, not as individuals, but as **Trustees of the V&H Gendusa Family Trust**, not as Tenants in Common and not as Joint Tenants, but as Tenants by the Entirety, all interest in the following described Real Estate:


Parcel 1: **1036**
UNIT 302 ~~AND UNIT P-28~~ IN ONE SOUTH LEAVITT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1 TO 6, BOTH INCLUSIVE, IN ABNER TAYLOR'S MADISON STREET SUBDIVISION OF THAT PART OF THE WEST 2.5 CHAINS OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPLE MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412744053, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Parcel 2:
EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0412744052.

EXEMPT FROM TRANSFER TAX PURSUANT TO PARAGRAPH E., SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

Permanent Real Estate Index Number(s): 17-18-102-057-1014
Address of Real Estate: One South Leavitt, Unit 302 ~~and P-28~~ Chicago IL 60612

Dated this 28th day of December, 2023


VINCENT V GENDUSA


HADY GENDUSA, formerly salazar

The undersigned grantees, as trustees as aforesaid, hereby accepts the within conveyance pursuant to the provisions of 760 ILCS 5/6.5(a), this 28th day of December, 2023.


VINCENT V GENDUSA, trustee


HADY GENDUSA, trustee

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STATE OF ILLINOIS)
) SS
COUNTY OF Lake)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that **Vincent V Gendusa and Hady Gendusa**, personally known to me to be the same person(s) whose names are subscribed to within the Document, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of December, 2023.

[Handwritten Signature]

Notary Public



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		04-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-18-102-057-1014 | 20231201698901 | 1-714-710-576
* Total does not include any applicable penalty or interest due.

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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 12/28/23 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Vince Gurdus dated 12/28/23



Notary Public [Signature]

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 12/28/23 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Vince Gurdus dated 12/28/23



Notary Public [Signature]

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.