

UNOFFICIAL COPY

Doc#: 2403741251 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2024 02:57 PM Pg: 1 of 3

QUITCLAIM DEED

MAIL TO:

Law Offices of John S Young
900 E Northwest Hwy
Mount Prospect, IL 60056

Dec ID 20240201627786
ST/CO Stamp 0-099-736-624
City Stamp 0-631-127-088

NAME & ADDRESS OF TAXPAYER:

Tim Thakadiyil
1009 Wildwood Ln
Mt Prospect, IL 60056

(The Above Space For Recorder's Use Only)

THE GRANTOR(S), TIMOTHY THAKADIYIL, married to TANYA THAKADIYIL, of 1009 Wildwood Lane, Mount Prospect, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S), RELEASE(S) AND QUITCLAIM(S) to TIMOTHY THAKADIYIL and TANYA THAKADIYIL, as Co-Trustees under the provisions of the THAKADIYIL FAMILY TRUST, dated the 26 day of January, 2024, and unto all and every successor or successors in trust under said Living Trust, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

(See attached for legal description)

Permanent Real Estate Index Number(s): 13-16-205-088-1047

Address of Real Estate: 4754 N. Lamon Ave., Chicago, IL 60630.

THIS IS NOT HOMESTEAD PROPERTY.

hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. SUBJECT TO: General taxes for 2023 and subsequent years and easements, conditions and restrictions of record.

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 4, STATE OF ILLINOIS AND COOK COUNTY REAL ESTATE TRANSFER TAX ACT.

1/26/24
Date

[Signature]
Grantor, Grantee or Agent

DATED this 26 day of January, 2024

[Signature] (SEAL)
TIMOTHY THAKADIYIL

(SEAL)

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY THAKADIYIL, 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.

GIVEN under my hand and official seal, this 26 day of January, 2024



[Signature]
NOTARY PUBLIC

LEGAL DESCRIPTION

UNIT 10-5-742 IN CONCORD AT JEFFERSON PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 43 IN CONCORD AT JEFFERSON PARK, BEING A RESUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 21, 2004 AS DOCUMENT 0411231102, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 15, 2004 AS DOCUMENT 0425939046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by John S. Young, Attorney at Law, 900 E. NW Hwy., Mount Prospect, IL 60056.

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STATEMENT BY GRANTOR AND GRANTEE

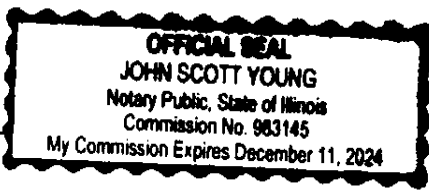
The grantor or his/her agent affirm that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 and hold title to real estate under the laws of the State of Illinois.

Dated 1/26, 2024

Signature: Laurie DeVillo-Young
Grantor or Agent

Sworn and subscribed to before me this 26 day of January, 2024.

Notary Public: _____



The grantee or his/her 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 1/26, 2024

Signature: Laurie DeVillo-Young
Grantee or Agent

Sworn and subscribed to before me this 26 day of January, 2024.

Notary Public: _____



NOTE: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and 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 4 of the Illinois Real Estate Transfer Tax Act.)