

UNOFFICIAL COPY

Doc#: 2404006076 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2024 10:24 AM Pg: 1 of 4

Dec ID 20240201629861

City Stamp 1-965-653-040

QUIT CLAIM DEED

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, **MARIA BASELEON**, a divorced woman, of 5921 North Kenmore Avenue, Unit 1, City of CHICAGO, County of COOK, State of ILLINOIS, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to **MARIA BASELEON** as Trustee of **THE MARIA BASELEON REVOCABLE LIVING TRUST, DATED JANUARY 23, 2024**, of 5921 North Kenmore Avenue, Unit 1, City of CHICAGO, County of COOK, State of ILLINOIS the following described Real Estate, situated in the County of COOK, in the State of ILLINOIS to wit: *(See page 2 for legal description attached hereto and made part hereof).*

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-05-402-045-1004

Address of Real Estate:

5921 North Kenmore Avenue, Unit 1; Chicago, Illinois 60660

The date of this deed of conveyance is **January 23, 2024**.

REAL ESTATE TRANSFER TAX


08-Feb-2024



CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00 *


MARIA BASELEON
(Grantor)

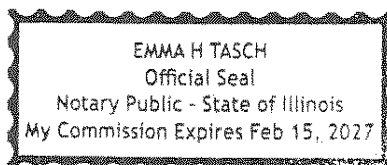
14-05-402-045-1004 | 20240201629861 | 1-965-653-040

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

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO 35 ILCS 200/31-45(e).


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 **MARIA BASELEON**, a divorced woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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.

(Impress Seal Here)



Given under my hand and official seal:

My Commission Expires: FEBRUARY 15, 2027


Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 5921 North Kenmore Avenue, Unit 1
Chicago, Illinois 60660

Legal Description:

PARCEL 1: UNIT 5921-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN KENDALE CONDOMINIUM (FORMERLY KNOWN AS THORNHILL CONDOMINIUM), AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 94-439073, AS AMENDED FROM TIME TO TIME IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE USE OF UNIT P-1, A LIMITED COMMON ELEMENT, AS CONTAINED IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 94-439073, IN COOK COUNTY, ILLINOIS.

APN #: 14-05-402-045-1004

<p>This instrument was prepared by: Antonio Flores CTM Legal Group, LLC 77 W. Washington St., Suite 2120 Chicago, IL 60602</p>	<p>Send recorded document to: Antonio Flores CTM Legal Group, LLC 77 W. Washington St., Suite 2120 Chicago, IL 60602</p>	<p>Send subsequent tax bills to: Maria Baseleon 5921 North Kenmore Avenue, Unit 1 Chicago, Illinois 60660</p>
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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in 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.

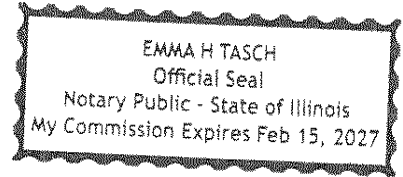
Dated: **January 23, 2024**



MARIA BASELON

STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS.



Subscribed and sworn to before me by the said Grantor,
January 23, 2024.

NOTARY PUBLIC Emma H. Tasch

My Commission Expires: FEBRUARY 15, 2027

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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The Grantee or 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 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: **January 23, 2024**

MARIA BASELEON as Trustee of **THE MARIA BASELEON REVOCABLE LIVING TRUST, DATED JANUARY 23, 2024**

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS.



Subscribed and sworn to before me by the said Grantee.

January 23, 2024.

NOTARY PUBLIC Emma H. Tasch

My Commission Expires: February 15, 2027

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)