

# UNOFFICIAL COPY

## QUIT CLAIM DEED (Illinois Statutory)

**After Recording Mail To:**

Heather G. Walser  
Lavelle Law, Ltd.  
1933 N. Meacham Road, Suite 600  
Schaumburg, Illinois 60173

**Send Subsequent Tax Bills To:**

Ryutaro and Rachael Mizuno  
3100 N. Sheridan Road, Unit 2D  
Chicago, Illinois 60657

Doc#: 2412214083 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/1/2024 9:56 AM Pg: 1 of 3

Dec ID 20240401687262

City Stamp 0-732-244-272 City Tax \$0.00

THE GRANTORS, Ryutaro Mizuno and Rachael Mizuno, husband and wife, of 3100 N. Sheridan Road, Unit 2D, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Ryutaro Mizuno and Rachael Mizuno, as co-trustees of the Ryutaro Mizuno Revocable Trust Dated March 11, 2024, and Rachael Mizuno and Ryutaro Mizuno, as co-trustees of the Rachael Mizuno Revocable Trust Dated March 11, 2024, the beneficial interest of said trusts being held by Ryutaro Mizuno and Rachael Mizuno, husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

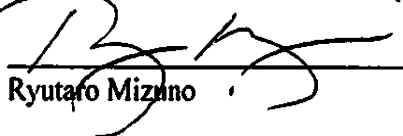
*Legal Description attached hereto as Exhibit A and made a part hereof.*

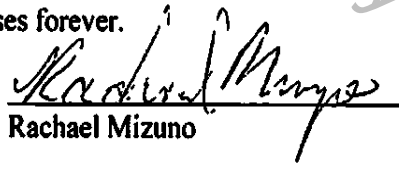
**Permanent Real Estate Index Number:** 14-28-105-072-1040

**Address of Real Estate:** 3100 N. Sheridan Road, Unit 2D, Chicago, Illinois 60657

**SUBJECT TO:** General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

  
Ryutaro Mizuno

  
Rachael Mizuno

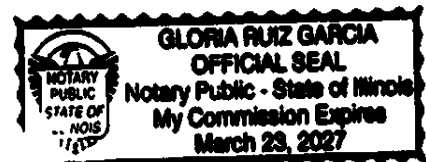
Dated this 11<sup>th</sup> day of March, 2024.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ryutaro Mizuno and Rachael Mizuno, personally known to me to be the same persons whose names 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 11<sup>th</sup> day of March, 2024.

 (SEAL)  
NOTARY PUBLIC



State of Illinois  
DEPARTMENT OF REVENUE  
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph g, Section 4, of the Real Estate Transfer Tax Act. Dated this 11<sup>th</sup> day of March, 2024.

  
Signature of Buyer/Seller or their Representative

Prepared by: Heather G. Walser, Lavelle Law, Ltd., 1933 N. Meacham Road, S  
\\fileshares.corp.lavellelaw.com\Shared\17001-17250\17242\1-P Docs\Sheridan QCD.doc

REAL ESTATE TRANSFER TAX	30-Apr-2024
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-28-105-072-1040 | 20240401687262 | 0-732-244-272

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

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## EXHIBIT A - LEGAL DESCRIPTION

UNIT 2-D IN BARRY CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 2 AND 3 IN E. P. BROUSSEAU'S RESUBDIVISION OF ALL THAT PART LYING WEST OF LAKE VIEW AVENUE OF LOTS 21, 22, 23 AND 24 IN CULVER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 20 RODS OF THE NORTH 60 RODS ALSO THE SOUTH QUARTER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 8, 1969 AND KNOWN AS TRUST NUMBER 39370 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 21785692, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**Permanent Real Estate Index Number:** 14-28-105-072-1040

**Address of Real Estate:** 3100 N. Sheridan Road, Unit 2D, Chicago, Illinois 60657

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her Agent affirms 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 title to real estate under the laws of the State of Illinois.

Dated April 25, 2024.

Brian Warner  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 25 April 2024.

Notary Public Litzy Ponce



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 title to real estate under the laws of the State of Illinois.

Dated April 25, 2024.

Brian Warner  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 25 April 2024.

Notary Public Litzy Ponce



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.