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Doc#. 2414502134 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 5/24/2024 10:29 AM Pg: 1 of 3

Dec ID 20240501609117 ST/Co Stamp 2-048-955-696 ST Tax \$0.00 CO Tax \$0.00 City Stamp 0-476-517-680 City Tax \$0.00

Quit Claim Deed

The Grantor, HELENE MARCH, of 3069 W Armitage, Chicago, Illinois 60647, conveys and quit claims to the Grantee, CHARLES GELMAN, 3069 W. Armitage, Chicago, Illinois 60647, the following described real estate situated in Cook County, Illinois:

UNIT NO. 251 IN THE ARMITAGE SQUARE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 4 AND 5 IN BLOCK 1 IN S. DELAMATER'S SUBDIVISION OF THE EAST 128 FEET OF THE WEST 19 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLAMATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 070(209005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-36-302-048-1006

Commonly known as: 3069 W. Armitage Ave., #2S1, Chicago, Illinois 60647

Subject to easements, covenants, building and use restrictions of record, and taxes not yet due and payable.

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars.

<u>4600199</u>0100K

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This instrument is Exempt under Real Estate Transfer Law Tax 35 ILCS 200/31-45 subparagraph (e), Chicago Municipal Code 3-33-060(E), and Cook County Ordinance Section 74-106(5).

Dated this May of _

FLOXIDA STATE OF HAINOIS

)SS

COUNTY OF BROWARD

I, the undersigned, a Notary Public in and for said County in the State aforesaid, certify that Helene March, 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 she signed, sealed, and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial eal this $9^{\tau H}$ day of MAY

Notary Public

My commission expires: 5-22-27

Prepared by and Return to: Mark A. LaRose LaRose & Bosco, Ltd. 1011 Lake Street, Suite 100 Oak Park, IL 60301 (312) 642-4414 mlarose@laroseboscolaw.com

Name and Address of Taxpayer: Charles Gelman 3069 W. Armitage Avenue, Unit #2S1 Chicago, IL 60647

REAL ESTATE TRANSFER TAX 24-May-2024 CHICAGO: 0.00CTA: 0.00 TOTAL: 0.00

13-36-302-048-1006 | 20240501609117 | 0-476-517-680 Total does not include any applicable penalty or interest due.



EAL ESTATE TRANSFER TAX





COUNTY: ILLINOIS:

TOTAL:

13-36-302-048-1006

20240501609117

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

IN WITNESS WHEREOF, the undersigned ha	ave executed this document on the date(s) set forth below.
Dated: 5/15	20 <u>24</u>
num	
Signature	
Mark A. LaRose	
Print Name	the demanda
Subscribed and sworn to before me this 1.5	TOT THEFT SEAL OWN.
Mary Kawan	HOTARY PLEUC, STATE OF MUHOIS
Notary Public	My Commission Expires 2/24/75
The grantee or his agent affirms and verifies	that the name of the grantee shown on the deed or assignment of
to do business or acquire and hold title to real	tural person, an Illinois corporation or foreign corporation authorized estate in Illinois, a partnership authorized to do business or acquire or entity rectorized as a person and authorized to do business or
acquire and hold title to real estate under the li	

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

MMMMMMM Notary Public

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 Gook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.