

# UNOFFICIAL COPY

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 DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0700209005, 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.

C. T. I. /CY  
246ND7990100K  
LOF ALL



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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 have executed this document on the date(s) set forth below.

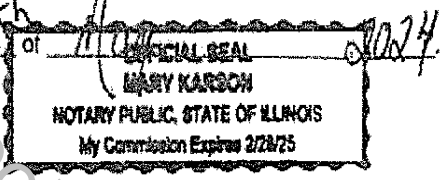
Dated: 5/15, 2024

[Signature]  
Signature

Mark A. LaRose  
Print Name

Subscribed and sworn to before me this 15<sup>th</sup> of May, 2024

Mary Karson  
Notary Public



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

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

Dated: 5-15, 2024

[Signature]  
Signature

Scott D. Verhey  
Print Name

Subscribed and sworn to before me this 15 of May, 2024

[Signature]  
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 Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.