

# UNOFFICIAL COPY



Doc#: 1032150073 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/17/2010 12:53 PM Pg: 1 of 7

## QUIT CLAIM DEED

THIS INDENTURE  
WITNESSTH, that the  
grantor(s) JOHN D. GIBBS  
and YVONNE C. GIBBS, as  
Trustees of the John D. Gibbs  
Revocable Living Trust dated  
February 10, 2000, as to an  
undivided 25% interest; JOHN  
D. GIBBS and YVONNE C.  
GIBBS, as Trustees of the  
Yvonne C. Gibbs Revocable  
Living Trust dated 2-10-2000,  
as to an undivided 25%  
interest; JOHN D. GIBBS,  
JR., as to an undivided 25%  
interest; and JENNIFER S.  
GIBBS, as to an undivided  
25% interest, as Tenants in  
Common, of the County of  
Cook and State of Illinois for  
and in consideration of TEN &  
00/100 DOLLARS, and other  
good and valuable  
consideration in hand paid,  
CONVEY and QUIT CLAIMS  
to:

JOHN D. GIBBS and YVONNE C. GIBBS, not as Joint Tenants or Tenants in Common but as  
Tenants by the Entirety;

In the following described real estate situated in the County of Cook in the State of Illinois, to wit:

***SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF***

Permanent Tax Number: 17-22-110-100-1121 and 17-22-110-100-1302

Address of Real Estate: 1322 S. Prairie Avenue Private, Unit 1204, GU-81, S-121, Chicago Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and  
for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and  
subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to

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vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries there under, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 15<sup>th</sup> day of November, 2010.

[Signature]  
John D. Gibbs, Trustee of the John D. Gibbs Revocable Living Trust

[Signature]  
Yvonne C. Gibbs, Trustee of the John D. Gibbs Revocable Living Trust

[Signature]  
Yvonne C. Gibbs, Trustee of the Yvonne C. Gibbs Revocable Living Trust

[Signature]  
John D. Gibbs, Trustee of the Yvonne C. Gibbs Revocable Living Trust

[Signature]  
JOHN D. GIBBS, JR., Individually

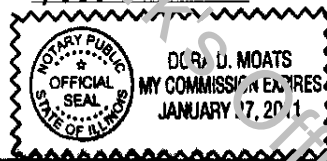
[Signature]  
JENNIFER S. GIBBS, Individually

State of Illinois )  
County of Cook )

I, DORA MOATS a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN D. GIBBS, YVONNE C. GIBBS, JOHN D. GIBBS, JR., AND JENNIFER S. GIBBS are 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 notarial seal, this 15<sup>th</sup> day of November, 2010.

[Signature] (Notary Public)



Mail To Preparer:  Martin Fogarty 1545 N. Waukegan Road Suite 8 Glenview, IL 60025	Send Future Tax Bills to  John and Yvonne Gibbs <del>1922 S. Prairie Avenue, #1204</del> <u>475 Biscoe Place</u> Chicago, IL 60605 <u>Ashland, OR 97520</u>
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Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

11-15-10 [Signature]  
Date Representative

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1204 AND GU- 81 THE TOWER I RESIDENCES CONDOMINIUMS, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 1 IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART  
OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00  
DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1,  
SAID WEST LINE BEING THE EAST LINE OF S. INDIANA AVENUE PER DOCUMENT  
93954909, 173.49 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST,  
A DISTANCE OF 15.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING  
SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 131.44 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 217.49  
FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE  
OF 131.52 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A  
DISTANCE OF 217.49 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY,  
ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT 0020457530 TOGETHER WITH AN  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN  
AND VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED  
LAND:

THAT PART OF LOTS 1, 2, 3 AND 4, TAKEN AS A TRACT, IN CONOR'S SUBDIVISION,  
BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED AS  
FOLLOWS:

#### EASEMENT PARCEL A:

THE NORTH 50.0 FEET OF LOT 1 IN CONOR'S SUBDIVISION, BEING A SUBDIVISION  
OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### EASEMENT PARCEL B:

THAT PART OF LOTS 1, 2, 3 AND 4 IN CONOR'S SUBDIVISION, BEING A  
SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE  
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00

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DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 50.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF 217.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF 47.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 166.35 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 118.63 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.12 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.48 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 65.30 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 18.48 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 264.62 FEET TO A POINT IN THE SOUTH LINE OF SAID LOTS 2 AND 3, SAID SOUTH LINE BEING THE NORTH LINE OF E. 14<sup>TH</sup> STREET EXTENSION PER DOCUMENT NO. 96189122; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 46.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 211.03 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 52.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 51.01 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 5.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 60.86 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 213.40 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, A DISTANCE OF 12.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 23.33 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 23.33 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 8.0 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 261.42 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 8.0 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 23.33 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 23.33 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, A DISTANCE OF 12.0 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 150.66 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 51.36 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED 2 PARCELS OF LAND:

## EXCEPTION PARCEL 1:

BEGINNING AT A POINT 90.16 FEET NORTH AND 85.82 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 217.49 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 131.44 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 217.49 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 131.52 FEET TO THE POINT OF BEGINNING

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## EXCEPTION PARCEL 2:

BEGINNING AT A POINT 85.39 FEET NORTH AND 227.34 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.63 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 74.58 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 108.63 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

## EASEMENT PARCEL C:

THE SOUTH 10.0 FEET OF THE WEST 280.0 FEET OF LOT 1 IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS), IN COOK COUNTY, ILLINOIS.

SAID EASEMENTS CREATED BY GRANT OF ACCESS EASEMENTS MADE BY MUSEUM PARK EAST, L.L.C. RECORDED APRIL 22, 2002 AS DOCUMENT 0020457528;

## PARCEL 3:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-121, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020457530

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly known as 1322 S. Prairie Avenue Private, Chicago, Illinois

PIN. 17-~~09~~-110-001-0000 (affects the underlying land and other property)

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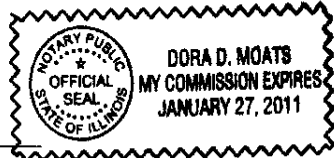
## STATEMENT BY GRANTOR AND GRANTEE

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

Dated: 11-15-10 Signature: [Signature]  
~~Grantor~~ Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent THIS 15<sup>th</sup> DAY OF November, 2010.

NOTARY PUBLIC [Signature]

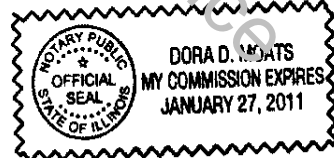


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated: 11-15-10 Signature: [Signature]  
~~Grantor~~ Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent THIS 15<sup>th</sup> DAY OF November, 2010.

NOTARY PUBLIC [Signature]



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 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]