

Prepared by and Return to:
Sharon F. Banks, Attorney
3710 Commercial Ave., #14
Northbrook, Illinois 60062

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Doc#: 1206122005 Fee: \$48.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/01/2012 08:32 AM Pg: 1 of 5

QUIT CLAIM DEED

THE GRANTORS, KEVIN M. SWAN and NANCY C. SWAN, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, convey and quit claim unto KEVIN M. SWAN and NANCY C. SWAN, or their successor(s) in trust, as Trustees of the KEVIN M. SWAN TRUST DATED SEPTEMBER 8, 1995, and NANCY C. SWAN and KEVIN M. SWAN, or their successor(s) in trust, as Trustees of the NANCY C. SWAN TRUST DATED SEPTEMBER 8, 1995, and of which KEVIN M. SWAN and NANCY C. SWAN are husband and wife and are the primary beneficiaries of said trusts and the aforesaid real estate conveyed herein shall be held as TENANCY BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Units 805 and 806 in the Whitney Condominium, as delineated on a survey of a parcel of land comprised of Lots 5 and 6 and the South 6.96 feet of Lot 7 in Simon's Subdivision of Lot 6 in Bronson's Addition to Chicago; Lots 1, 2 and 3 in the Subdivision of Lot 5, together with Sublot 1 of Lot 4 in Bronson's Addition to Chicago; and Lots 1 to 5, both inclusive, in Alice P. Holbrook's Subdivision of Lot 4 in the Subdivision of Lot 5 in Bronson's Addition to Chicago; All in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium Ownership recorded December 31, 1996 as Document 96982856, and Amended from time to time with its undivided percentage interest in the Common elements, all in Cook County, Illinois.

And

The Limited Common Elements comprised of Parking Spaces number 81 & 82 as delineated on the Plat of Survey aforesaid and as described in Subparagraph 8(a) of the Declaration.

THIS TRANSACTION EXEMPT FROM CHICAGO PROPERTY TAX UNDER THE PROVISIONS OF PARAGRAPH 200.1-2B6(e).

[Signature] 2-2-12
Signature Date

THE ATTACHED TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

[Signature] 2-2-12
Signature Date

S yes
P 5
S ✓
M yes
SC yes
E no
INT ✓

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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 as TENANTS BY THE ENTIRETY forever.

Address of Grantee: 1301 N. Dearborn Street, #805, Chicago, Illinois 60610

Permanent Real Estate Index Number: 17-04-218-048-1043 and 17-04-218-048-1044 ✓

Address of Real Estate: 1301 N. Dearborn, Units 805 and 806, and parking units P81 and 82, Chicago, Illinois 60610 ✓

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to 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 praesenti or in futuro, 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, or 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,

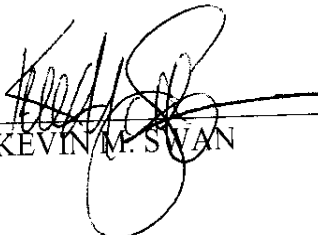
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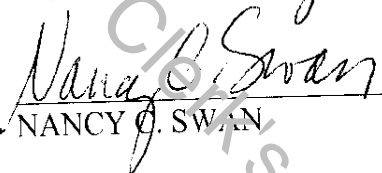
trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created 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 thereunder; (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 hereby expressly waives and releases 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.

Dated this 2 day of February, 2012.


 _____ (SEAL)
 KEVIN M. SWAN


 _____ (SEAL)
 NANCY O. SWAN

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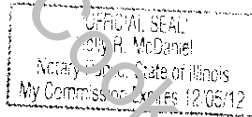
State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KEVIN M. SWAN and NANCY C. SWAN, husband and wife, 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 2nd day of February, 2012.

Commission expires 12/5/2012

Hollie McDaniel
Notary Public



This instrument was prepared by Sharon F. Banks, Attorney and Counselor, 3710 Commercial Avenue, Suite 14, Northbrook, Illinois 60062.

Mail to: Ms. Sharon F. Banks
Attorney and Counselor
3710 Commercial Avenue, #14
Northbrook, Illinois 60062

Send Tax Bills to:
Mr. and Mrs. Kevin M. Swan
1301 N. Dearborn, #805
Chicago, Illinois 60610

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

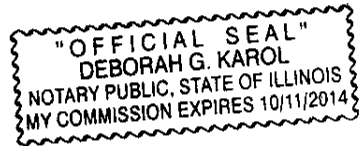
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 February 2, 2012

Signature *Sharon F. Banks*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Sharon F. Banks
THIS 2nd DAY OF February
2012.

NOTARY PUBLIC *Deborah G. Karol*



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.

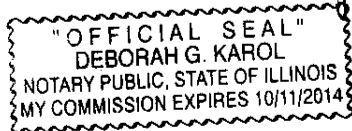
Date February 2, 2012

Signature *Sharon F. Banks*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Sharon F. Banks
THIS 2nd DAY OF February
2012.

NOTARY PUBLIC *Deborah G. Karol*

Return to: Sharon F. Banks, Attorney
3710 Commercial Ave.
Suite 14
Northbrook, IL 60062



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.]