

# UNOFFICIAL COPY

## QUIT-CLAIM DEED



RETURN TO AND TAXES TO:

### Millennium Trust Co LLC

Attn: Alternative Operations Dept.  
2001 Spring Road, Ste. 700  
Oak Brook, IL 60523

Doc#: 1321716014 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 08/05/2013 10:34 AM Pg: 1 of 4

This Indenture, made this 25th day of July, 2013, by and between **The Chicago Trust Company (formerly known as Wayne Hummer Trust Company)**, of Hinsdale, Illinois, as Custodian for **Mark B. Dillon IRA Account No.96-0887-00-8**, existing under and by virtue of the laws of the United States of America, Grantor; and **Millennium Trust Co LLC, Custodian, FBO Mark B. Dillon, IRA**, of Oak Brook, Illinois, Grantee;

Witnesseth, **The Chicago Trust Company, N.A. of, Hinsdale, Illinois**, as Custodian of the **Mark B. Dillon, IRA**, Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto the Grantee, the following described real estate situated in Cook County, in the State of Illinois, to-wit:

**FOR LEGAL DESCRIPTION, SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Index Number: 14-33-131-003-1004  
Commonly Known as: 450 W. Armitage, Unit 1, Chicago, IL 60614

**TO HAVE AND TO HOLD** the same unto said Grantor, and their heirs and assigns, forever.

**This deed** is executed pursuant to and in the exercise of the power and authority granted to and vested in said Custodian by the terms of said deed or deeds in trust delivered to said Custodian in pursuance of the IRA agreement above mentioned. This Deed is made subject to the lien of every trust deed or mortgage and every other lien against said premises (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of delivery hereof ant to all unpaid taxes and special assessments now, or hereafter made, a charge or lien against said premises.

**IN WITNESS WHEREOF**, said Grantor, as Custodian, has hereunto set their hands and seals the day and year first above written.

**The Chicago Trust Company, N.A.**

By: \_\_\_\_\_

Attested by: \_\_\_\_\_

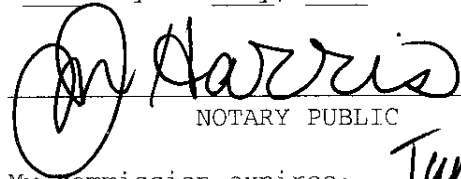
*[Signature]*  
*[Signature]*, TA

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State of Illinois  
County of DuPage

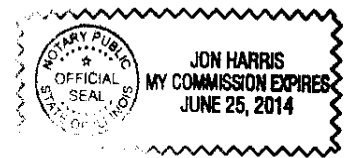
I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Todd W. Cordell, Vice President/Trust Officer of The Chicago Trust Company, N.A., and Angela Pacheco, Trust Administrator thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President/Trust Officer and Trust Administrator respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the purposes therein set forth; and the said Trust Administrator did also there and there acknowledge that he/she was custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN Under my hand and Notarial Seal this 25th day of July, 2013.

  
NOTARY PUBLIC

My Commission expires: June 25, 2014

Impress seal here



Mail recorded deed and future tax bills to:

**Millennium Trust Co LLC**  
**Attn: Alternative Investment Dept.**  
**2001 Spring Road, Suite 700**  
**Oak Brook, IL 60523**

Deed Prepared By:  
**The Chicago Trust Company, N.A.**  
**One Parkview Plaza**  
**17W110 22<sup>nd</sup> Street**  
**Oakbrook Terrace, IL 60181**

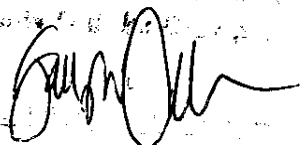
City of Chicago  
Dept. of Finance  
**649184**



Real Estate  
Transfer  
Stamp  
**\$0.00**

8/5/2013 10:22  
dr00764

Batch 6,876,064

*E*  
*8-5-13*  


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## LEGAL DESCRIPTION

UNIT 450-1 IN THE ARMITAGE VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF LOT 2 (EXCEPT THAT PART OF LOT 2 WHICH LIES NORTH OF THE SOUTH 73 FEET THEREOF AND WHICH LIES WEST OF THE EAST LINE OF SAID LOT 1 EXTENDED SOUTH TO THE NORTH LINE OF THE SOUTH 73 FEET OF SAID LOT 2) IN J. ELMER CABLE'S RESUBDIVISION OF LOTS 1 TO 6 IN C.O. HANSEN'S SUBDIVISION OF LOTS 1 TO 5 IN CARLSON AND WELTZ'S SUBDIVISION OF THE WEST 2 ACRES OF BLOCK 29, ALSO LOTS 1 AND 2 IN WASHINGTON SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29, ALL IN CANAL TRUSTEES SUBDIVISION OF THE NORTH HALF OF TH NORTH HALF OF TH SOUTH EAST QUARTER AND THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 16, 2004, AS DOCUMENT NUMBER 0422934005, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PROPERTY ADDRESS:

450 W. Armitage, Unit 1, Chicago, IL 60614

### PIN #: 14-33-131-063-1004

Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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 and (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes and assessments for improvements nor yet completed; (3) applicable zoning and building laws and building line restrictions, and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) streets and highways, if any; (6) party wall rights and agreements, if any; (7) encroachments (provided such do not materially adversely affect the intended use of the Unit); (8) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration; (9) the Condominium Property Act of Illinois (the "Act"); (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and (11) installments due after closing for assessments levied pursuant to the Declaration.

The Tenant of Unit 450-1 has waived or has failed to exercise the right of First Refusal.

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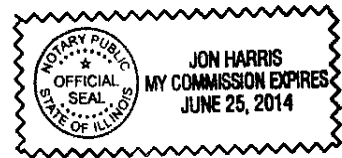
## STATEMENT BY GRANTOR AND GRANTEE

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 July 25, 2013

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Todd W. Cordell (Agent)  
This 29th day of July, 2013  
Notary Public [Handwritten Signature]

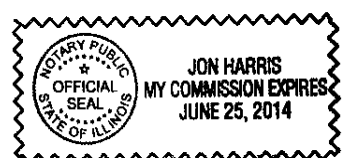


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date July 25, 2013

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 29th day of July, 2013  
Notary Public [Handwritten 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** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)