

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

THE GRANTOR, DENISE NELLIGAN, a married woman, of the City of Chicago, County of Cook State of Illinois, for the consideration of ten and no/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid, CONVEY and QUITCLAIM to:

FRANCIS J. NELLIGAN. and DENISE A. NELLIGAN or their successors in interest as Co-Trustees of the NELLIGAN Family Revocable Trust dated 08/22/2013.

Address of Grantee: 3558 W. 105<sup>th</sup> Street, Chicago, IL 60655

All interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

The Trustees of the above Trust are granted full power and authority to sell, convey, transfer, mortgage, lease and otherwise deal with the subject property pursuant to the provisions of the above Trust.

No taxable consideration – Exempt pursuant to Paragraph 20031-45(e) of the Real Estate Transfer Act

Date 8-22-2013

Permanent Real Estate Index Number: 20-24-406-026-1210

Address of Real Estate: 6700 South Shore Drive, Unit 22K, Chicago, IL 60649

DATED this 22<sup>nd</sup> day of August 2013

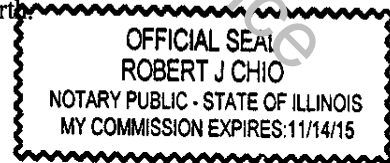
Denise Nelligan  
DENISE NELLIGAN

State of Illinois )  
) SS.  
County of DuPage )

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DENISE NELLIGAN, a married woman, 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 said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22<sup>nd</sup> day of August 2013.

\_\_\_\_\_  
Notary Public



This instrument was prepared by: Robert J. Chio, 642 Executive Drive, Willowbrook, IL 60527

SCRIVENER HAS NOT EXAMINED TITLE, relying upon legal descriptions provided by the Grantor. Accordingly, Scrivener disclaims responsibility or liability, which may result from failure of the Grantor to hold such title in the manner represented.

Mail Deed to: Robert J. Chio, 642 Executive Drive, Willowbrook, IL 60527

Mail Tax Bills to: Denise Nelligan, 3558 W. 105<sup>th</sup> Street, Chicago, IL 60655



Doc#: 1403046113 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/30/2014 03:21 PM Pg: 1 of 3

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## Legal Description

Permanent Real Estate Index Number: 20-24-406-026-1210

Address of Real Estate: 6700 South Shore Drive, Unit 22K, Chicago, IL 60649

### PARCEL 1:

UNIT NUMBER 22K IN QUADRANGLE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 41.1 FEET; THENCE SOUTH EASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTH WEST WITH A RADIUS OF 96.9 FEET TO THE POINT OF BEGINNING, CONVEYED TO SOUTH PARK COMMISSIONERS FOR STREET AND PARK PURPOSES BY DEEDS RECORDED MARCH 3, 1913 AS DOCUMENT 5137926 AND MARCH 26, 1913 AS DOCUMENT 5151376) AND LOTS 2, 3, 4, AND 5 AND THE NORTH 25 FEET OF LOT 6 IN STUART'S SUBDIVISION OF THE EAST ONE THIRD OF THAT PART NORTH OF 68TH STREET OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P1-41 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0021215933.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE ROOM SI-21 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0021215933.

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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 ILLINOIS.

Dated January 21 20 14

SIGNATURE \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said

Robert J. Chio

this 21<sup>st</sup> day of January 20 14

Notary Public

Ellen R Kelly



THE GRANTOR OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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 January 21 20 14

SIGNATURE \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said

Robert J. Chio

this 21<sup>st</sup> day of January 20 14

Notary Public

Ellen R Kelly



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed of ABI to recorded in Cook County, Illinois, if except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)