

# UNOFFICIAL COPY



## QUIT CLAIM DEED

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Doc#: 1425534087 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/12/2014 01:46 PM Pg: 1 of 4

THE GRANTOR(S):  
Agueda B. Alvarado, widowed,  
of the Village of Hoffman Estates,  
County of Cook, State of Illinois

Above Space for Recorder's use only

for and in consideration of TEN (10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS

TO: Agueda B. Alvarado, as Trustee of The Agueda B. Alvarado Revocable Living Trust u/a/d August 11, 2014

all interest in the following described Real Estate, the real estate situated in the City of Chicago, County of Cook, State of Illinois, commonly known as 505 North Lake Shore Drive, Unit 2307, Chicago, Illinois, 60611 legally described as:

### SEE LEGAL DESCRIPTION


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-10-214-016-1529

Address of Real Estate: 505 North Lake Shore Drive, Unit 2307, Chicago, Illinois 60611

DATED this 11<sup>th</sup> day of August, 2014.

Print or type name(s) \_\_\_\_\_ (Seal)  
below signature(s) \_\_\_\_\_ (Seal)

 (Seal)  
Agueda B. Alvarado

City of Chicago  
Dept. of Finance  
674285



Real Estate  
Transfer  
Stamp

\$0.00

9/12/2014 13:36

dr00198

Batch 8,767,207

# UNOFFICIAL COPY

State of Illinois )  
                          ) ss.  
County of Cook )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Agueda B. Alvarado, is personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered the said instrument as a 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 11 day of August 2014.

Commission expires 4/2 2018

Lynne M Rogers  
Notary Public



*This instrument was prepared by  
Thomas J. Dwyer, Attorney at Law, 401 S. LaSalle, Suite 606, Chicago, IL 60605*

**MAIL TO:**

Thomas J. Dwyer, Attorney at Law  
401 S. LaSalle, Suite 606  
Chicago, IL 60605

**SEND SUBSEQUENT TAX BILLS TO:**

Mrs. Agueda Alvarado  
2230 Hassell Road Apt 102  
Hoffman Estates, IL 60169

**This transaction is exempt  
under the provisions of  
35 ILCS 200/31-45(e)**

[Signature]  
Attorney at Law

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### Parcel 1:

Unit 2307, in Lake Point Tower Condominium, as delineated on a survey of the following described real estate:

A part of Lot 7 in Chicago Dock and Canal Company's Peshtigo Dock Addition in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document No. 88309162, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

### Parcel 2:

Easements for the benefit of Parcel 1 for the purposes of Structural support, ingress and egress, and utility services as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements made by American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated January 7, 1988 and known as Trust Number 1043-99-09, dated July 13, 1988 and recorded July 14, 1988 as Document 88309160.

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 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.

The Tenant, if any, of the unit, either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit or the grantee herein is the tenant.

**SUBJECT TO:** The right and option of Lake Point Tower Limited Partnership, to repurchase the real estate conveyed herein on the terms and conditions set forth in that certain Purchase Agreement dated September 9, 1989 between Lake Point Tower Limited Partnership, and Ernest C. Alvarado and Agueda B. Alvarado, which right is subordinate to the rights of the holder of any mortgage or trust deed placed upon the above-described Unit.

# UNOFFICIAL COPY

## 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: August 11, 2014.

Signature:

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said this 11 day of August, 2014.

Notary Public *Lynne M. Rogers*



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 a 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 August 11, 2014.

Signature:

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said this 11 day of August, 2014.

Notary Public *Lynne M. Rogers*



**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.

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