

# UNOFFICIAL COPY

## QUIT CLAIM DEED STATUTORY (ILLINOIS)



Doc#: 1530856092 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/04/2015 11:48 AM Pg: 1 of 4

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, JAMES D. DONOVAN, as Successor Trustee under a Declaration of Trust dated May 12, 1971 made by John V. Donovan, of the County of Sarasota, State of Florida, respectively, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to the power and authority of the Grantor as said Trustee and of every other power and authority, the Grantor, hereunto enabled, hereby convey and warrant to GRANTEE:

**JAMES D. DONOVAN, as Trustee of the John V.  
Donovan Irrevocable Trust UAD 12-16-91**

the following described real estate:

UNIT NO. P10 IN 1249-53 WEST MELROSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOTS 1 THROUGH 5, BOTH INCLUSIVE AND THE NORTH 16 FEET OF LOT 6, IN BLOCK 5 IN WILLIAM J. GOUDY'S SUBDIVISION OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD, AND LYING NORTH OF A LINE 16 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 6, IN COOK COUNTY, ILLINOIS;  
ALSO THAT PART OF THE EAST HALF OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF WEST MELROSE STREET AND LYING EAST OF THE EASTERLY LINE OF BLOCK 5 IN WILLIAM J. GOUDY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 20 AFORESAID; AND LYING WEST OF THE WEST LINE OF LOT 3 AND ITS SOUTHERLY EXTENSION IN MELROSE CHICAGO HOMES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING NORTH OF A LINE 16 FEET SOUTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 3, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0423027111, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

Permanent Index Number: 14-20-331-066-1011


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Property Commonly Known As: **1249 W. Melrose, P10, Chicago, IL 60657**

Subject only to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; hereby releasing and waiving all right under and by virtue of the homestead exemption laws of the State of Illinois.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: 10-15-15

X   
**JAMES D. DONOVAN, as Successor  
Trustee under a Declaration of Trust  
dated May 12, 1971 made by John V. Donovan**

Exempt under the provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Act.

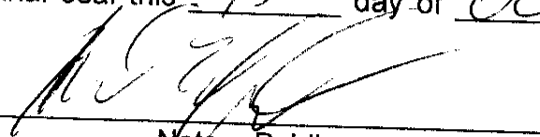
X  Date: 10-15-15  
James D. Donovan

STATE OF Illinois )  
COUNTY OF Cook ) SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **JAMES D. DONOVAN, as Successor Trustee under a Declaration of Trust dated May 12, 1971 made by John V. Donovan**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 October, 2015.



  
Notary Public

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Mail recorded Deed to: Daniel E. Fajerstein, 513 Chicago Avenue, Evanston, Illinois  
60202

Mail tax bill to: James D. Donovan, Trustee, 1562 Landings Terrace,  
Sarasota, Florida 34231

Prepared by: Daniel E. Fajerstein, 513 Chicago Avenue, Evanston, Illinois  
60202

Property of Cook County Clerk's Office

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## STATEMENT OF 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.

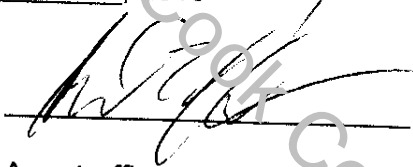
Dated: 10-15-15

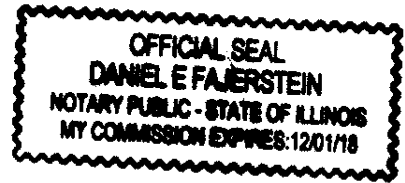
Signature: X

  
Grantor or Agent

Subscribed and sworn to before me by the said James D. Donovan this 15<sup>th</sup> day of October, 2015

Notary Public:






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.

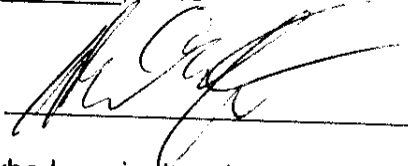
Dated: 10-15-15

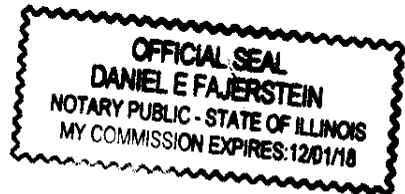
Signature: X

  
Grantee or Agent

Subscribed and sworn to before me by the said James D. Donovan this 15<sup>th</sup> day of October, 2015

Notary Public:





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.