

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Prepared by and after

Recording mail to:

David L. Reich

Lawrence Kamin Saunders

& Uhlenhop, LLC

300 S. Wacker, #500

Chicago, Illinois 60606

Mail subsequent tax bills to:

Mark Lewry, Trustee

2029 N. Kenmore Avenue, #3

Chicago, IL 60614



Doc#: 1534913079 Fee: \$44.00

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

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/15/2015 03:16 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH, that **Mark and Jean Lewry**, husband and wife, as to an undivided Fifty Percent (50%) interest, and **Kristine M. Lewry**, as to an undivided Fifty Percent (50%) interest, all of the City of Chicago, County of Cook, State of Illinois, ("**Grantors**"), for and in consideration of less than Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid CONVEY AND QUIT CLAIM to: **Mark Lewry**, not individually but as trustee of the **Mark Lewry Revocable Trust Dated August 14, 2015**, (hereinafter referred to as "trustee", regardless of the number of trustees), whose address is 2029 N. Kenmore Avenue, #3, Chicago, Illinois 60614, as to an undivided Fifty Percent (50%) interest\*, and to **Kristine M. Lewry**, a single woman, as to an undivided Fifty Percent (50%) interest, of 2239 N. Lincoln Avenue, Unit F-2, Chicago, IL 60614, ("**Grantees**"), not as joint tenants, but as **TENANTS IN COMMON**, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Unit No. F-2, in the Lincoln Park Terrace Condominium, as delineated on a survey of the following described tract of land: Lots 31-34, inclusive in Block 11, in Canal Trustees' Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document number 0420945087; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as: 2239 N. Lincoln Avenue, Unit F-2, Chicago, IL 60614

Permanent Real Estate Index Number: 14-33-110-048-1017

This is not Homestead Property.

To have and to hold said premises forever, subject to covenants, conditions and restrictions of record, and public, private and utility easements.

City of Chicago  
Dept. of Finance

698819

12/15/2015 15:04

55077



Real Estate  
Transfer  
Stamp

\$0.00

Batch 10,957,181

BAM

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\* As to the undivided Fifty Percent (50%) interest conveyed and quit claimed to said trustee hereunder, it is to said trustee TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement and set forth herein.

Full power and authority are hereby granted to said trustee or successor trustees 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 re-subdivide 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, 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 thereof, 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 or successor trustees 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 the 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, 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 said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder; (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.

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In Witness Whereof, said Grantors have caused their names to be signed to these presents as of this 14<sup>th</sup> day of December, 2015.

Mark Lewry  
Mark Lewry

Jean Lewry  
Jean Lewry

Kristine M. Lewry  
Kristine M. Lewry

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK          )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **Mark and Jean Lewry**, and **Kristine M. Lewry**, 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.

Given under my hand and official seal, this 14<sup>th</sup> day of December 2015.

David Reich  
Notary Public  
My Commission Expires: \_\_\_\_\_

Exempt Under Provision of  
Section 31-45, Real Estate Transfer Tax Law

Date: 12/14/2015



Jean Lewry  
Signature of Buyer, Seller or Representative

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## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agents affirm that, to the best of their knowledge, the name of the grantors shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: 14<sup>th</sup> day of December, 2015

By: *[Signature]*  
Grantor or Agent

Date: 14<sup>th</sup> day of December, 2015

By: *[Signature]*  
Grantor or Agent

SUBSCRIBED and SWORN to before me this 14<sup>th</sup> day of December, 2015.



*[Signature]*  
NOTARY PUBLIC  
My commission expires: 11/15/18

The grantees or their agent affirm that, to the best of their knowledge, 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, 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: 14<sup>th</sup> day of December, 2015

By: *[Signature]*  
Grantee or Agent

Date: 14<sup>th</sup> day of December, 2015

By: *[Signature]*  
Grantee or Agent

SUBSCRIBED and SWORN to before me this 14<sup>th</sup> day of December, 2015.



*[Signature]*  
NOTARY PUBLIC  
My commission expires: 11/15/18

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 5 of the Illinois Real Estate Transfer Act.]