

# UNOFFICIAL COPY

**QUIT CLAIM DEED**  
**Statutory (ILLINOIS)**  
(General)



THE GRANTOR

PHYLLIS L. BERNING, AS  
EXECUTOR OF THE LARRY D.  
BERNING ESTATE,  
710 Bluff Street, Glencoe  
County of Cook,  
State of Illinois,

Doc#: 1621534102 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/02/2016 12:27 PM Pg: 1 of 4

for the consideration of TEN AND  
NO/100 DOLLARS (\$10.00) in hand paid,  
CONVEYS and QUIT CLAIMS to

PHYLLIS L. BERNING AND THE  
NORTHERN TRUST COMPANY, AS  
TRUSTEES OF THE LARRY D. BERNING  
TRUST DATED NOVEMBER 30, 2010, as GRANTEE

all interest in the following described real estate, situated in the City of Chicago, County of Cook, in the  
State of Illinois, more particularly described as follows, to wit:

See legal description set forth on Exhibit A, attached hereto and incorporated herein.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the  
State of Illinois. **THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR(S).**

Dated this 9<sup>th</sup> day of May, 2016

*Phyllis L. Berning*  
PHYLLIS L. BERNING, as Executor  
of the Larry D. Berning Estate  
GRANTOR

REAL ESTATE TRANSFER TAX		02-Aug-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-309-015-1853 | 20160401695262 | 0-667-968-320  
\* Total does not include any applicable penalty or interest due.

Exempt under provisions of paragraph (e),  
Section 200/31-45 of the Real Estate Transfer  
Tax Act. Dated this 9<sup>th</sup> day of May, 2016

*[Signature]*

REAL ESTATE TRANSFER TAX		02-Aug-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-309-015-1853 | 20160401695262 | 1-068-245-824

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## Acknowledgment

STATE OF ILLINOIS        )  
   ) SS:  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public for said County and State, DO HEREBY CERTIFY that PHYLLIS L. BERNING, 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 in her capacity as Executor of the Larry D. Berning Estate as her respective free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 9<sup>th</sup> day of May, 2016.



[Signature]  
 Notary Public

This instrument was prepared by and when recorded, return to:

Jordan A. Klein, Sidley Austin LLP, One South Dearborn Street, Chicago, Illinois 60603

Mail Tax Bills to Phyllis Berning, 710 Bluff Street, Glencoe, Illinois 60022

Property of Cook County Clerk's Office

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EXHIBIT A

TO

QUIT CLAIM DEED

(Legal Description)

Parcel 1:

Unit 3505 and Parking Space Units P-5-25 and P-5-27 together with the exclusive right to use of the Limited Common Element Storage Space numbered S-503-4 in The Heritage at Millennium Park Condominium as delineated and defined on the Plat of Survey of the following described parcels of real estate:

Part of Lots 1 to 6, inclusive, in Block 12 in Fort Dearborn Addition to Chicago in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded December 16, 2004 as document number 0435103109, as amended from time to time, together with their undivided percentage interest in the Common Elements.

Parcel 2:

Easement appurtenant for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded December 16, 2004 as document number 0435103107 for ingress and egress, for maintenance, structural support, use of facilities, encroachments, common walls, utilities and permanent canopy over the land described therein. (Said land commonly referred to as the retail parcel.)

Permanent Real Estate Index Number(s): 17-10-309-015-1853, 17-10-309-015-1382 and 17-10-309-015-1384

Address of Real Estate: 130 N. Garland Ct., Unit 3505, Chicago, Illinois 60602

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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 and hold title to real estate under the laws of the State of Illinois.

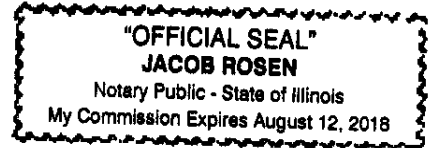
Dated: May 31, 2016

Signature: Thyllis L. Berning (Grantor or Agent)

Subscribed and sworn to before me by the said Grantor

this 31<sup>st</sup> day of MAY, 2016.

[Signature] (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: 5/31, 2016

Signature: Thyllis L. Berning (Grantee or Agent)

Subscribed and sworn to before me by the said Grantee

this 31<sup>st</sup> day of May, 2016.

[Signature] (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.