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PREPARED BY & WHEN RECORDED RETURN TO:

Adam Garber, Esq. Levenfeld Pearlstein, LLC 2 North LaSalle Street, Suite 1300 Chicago, Illinois 60602

SEND FUTURE TAX BILLS TO:

Sandra L. Helton 1040 North Lake Shore Drive, Unit 26A Chicago, Illinois 60611



Doc# 1627419171 Fee \$44.00

RHSP FEE:\$9.00RPRF FEE \$1.00

AFFIDAVIT FEE: \$2.00
KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/30/2016 12:23 PM PG: 1 OF 4 !

AFFIX TRANSFER STAM'S HERE:

DEED IN TRUST

This Deed in Trust is made as of the 3 rd day of August, 2016 by Sandra L. Helton and Norman M. Edelson, wife and husband, ("GRANTORS"), whose address is 1040 North Lake Shore Drive, Unit 26A, Chicago, Illinois 60611. For and in consideration of TEN AND 00/100 DCL LARS, and other good and valuable consideration in hand paid, Grantors CONVEY and WARRANT to Norman M. Edelson, not individually, but as trustee of the Norman M. Edelson 2003 Declaration of Trust u/a/d May 27, 2003, whose address is 1040 North Lake Shore Drive, Unit 26A, Chicago, Illinois 60611, as to an undivided twenty five percent (25%) interest and to Sandra L. Helton, not individually, but as trustee of the Sandra L. Helton 2003 Declaration of Trust u/a/d May 27, 2003, whose address is 1040 North Lake Shore Drive, Unit 26A, Chicago, Illinois 60611, as to an undivided seventy five percent (75%) interest in the real estate legally described on Exhibit A attached hereto.

PIN: 17-03-202-061-1085

Common Address: 1040 North Lake Shore Drive, Unit 26A, Chicago, Illinois 60611

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

Subject to: (a) all real estate taxes and assessments not yet due and payable, and (b) all easements, covenants, conditions, restrictions and other matters of record.



1627419171 Page: 2 of 4

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I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (E), Real Estate Transfer Tax Act.

Dated: August 23, 2016

- L. Helton

IN WITNESS WHEREOF, GRANTORS have executed this Deed as of the date first set forth above.

GRANTORS:

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for aid County and State aforesaid, DO HEREBY CERTIFY, that Sandra L. Helton and Norman M. Edelson personally known to me to be the same persons whose names are subscribed to the forgoing instrumer', appeared before me this day in person and acknowledged they signed and delivered the said instrument as 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 official seal, this 23rd day of August, 2016.

My Commission Expires: April 1, 2018

(Seal)

ľ	•	
REAL ESTATE TRANSFER TAX		30-Sep-2016
2007	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-03-202-061-1085	20160901663827	1-493-165-888

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		30-Sep-2016	
		COUNTY:	0.00
	(34)	ILLINOIS:	0.00
		TOTAL:	0.00
17-03-202	-061-1085	20160901663827	1-116-710-720

OFFICIAL SEAL **ERICA YALE** Notary Public - State of Illinois My Commission Expires Apr 1, 2018

1627419171 Page: 3 of 4

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EXHIBIT A

LEGAL DESCRIPTION

Common Address: 1040 North Lake Shore Drive, Unit 26A, Chicago, Illinois 60611

PIN: 17-03-202-061-1085

UNIT 26A AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS ' PARCEL')

LOTS 1, 2, 3,4 AND 5 AND THAT PART OF LOT 6 LYING NORTH OF THE SOUTH LINE OF LOT SPRODUCED EAST TO THE EAST LINE OF SAID LOT 6 HERETOFORE DEDICATED AS A PUBLIC ALLEY AND NOW VACATED BY ORDINANCE RECORDED AS DOCUMENT 19333014 IN OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 IN POTTER, PALMER LAKE SHORE DRIVE ADDITION TO CHICAGO, TOGETHER WITH JOIS 1, 2, AND 3 (EXCEPT THE SOUTH 3 1/2 FEET OF SAID LOT 3) IN PALMER AND BORDEN'S RESUBDIVISION OF LOTS 15, 16 AND 18 IN BLOCK 1 OF THE AFORESAID ADDITION BEING A SUBDIVISION OF PART OF BLOCKS 3 AND 7 OF CANAL TRUSTEES' SUBDIVISION OF SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOT 4 AND THE SOUTH 3 1/2 FEET OF LOT 3 AND THE EAST 3 FEET OF LOT 5 IN AFORES AID PALMER AND BORDEN'S RESUBDIVISION WHICH LIES NORTH OF A LINE CONCIDENT WITH THE SOUTH LINE OF LOT 4 IN THE AFORESAID OWNERS' SUBDIVISION OF LOT 14 IN BLOCK 1 OF POTTER PALMER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 19899524 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

1627419171 Page: 4 of 4

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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 of Illinois.

GRANTOR

Dated: August 🛂, 2016

Norman M. Edelson

Subscribed and sworn to before me this 27 day of August, 2016

Notary Public

My Commission Expires: 12

9 (Seal)

ROSA SHELTON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 09, 2019

The grantee or his agent affirms and verifier 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.

GRANTEE:

Dated: August **29**, 2016

Sandra L. Helton, Trustee

Subscribed and sworn to before me this day of A

_ day of August, 2016

Notary Public

My Commission Expires:

12/9/2019

(Seal)



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)