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Doc# 1630747230 Fee \$48.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2016 04:02 PM PG: 1 OF 6

QUITCLAIM DEED

DB 1603790 IL

GRANTOR, DENNIS E. GUEST, who took title as DENIS E. GUEST, and CARLA L. GUEST, husband and wife (herein, "Grantor"), whose address is 3119 S Michigan Avenue, Chicago, IL 60616, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, DENNIS E. GUEST, a married man (herein, "Grantee"), whose address is 3119 S Michigan Avenue, Chicago, IL 60616, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 3119 S Michigan Avenue,
Chicago, IL 60616

Permanent Index Number: 17-34-102-051-1078

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 22 day of April, 2016

**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC**
319 W. ONTARIO ST. #200
CHICAGO, IL 60654

When recorded return to:

~~DENNIS E. GUEST
3119 S MICHIGAN AVENUE
CHICAGO, IL 60616~~

Send subsequent tax bills to:

DENNIS E. GUEST
3119 S MICHIGAN AVENUE
CHICAGO, IL 60616

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

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EXHIBIT A

[Legal Description]

PARCEL 1:

UNIT NO. 3119 IN THE MICHIGAN INDIANA CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE FOR MICHIGAN PLACE DATED DECEMBER 7, 1999 BETWEEN ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AS LESSEE, RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 29, 2000 AS DOCUMENT NO. 00-147967 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO (THE "GROUND LEASE") WHICH GROUND LEASE DEMISES THE LAND HEREINAFTER DESCRIBED FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENT LOCATED ON THE FOLLOWING DESCRIBED LAND: CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR MICHIGAN INDIANA CONDOMINIUM DATED FEBRUARY 23, 2001 AND RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON MARCH 15, 2001 AS DOCUMENT 001-0205852, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME (AS SO AMENDED, "THE DECLARATION"), ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF T-77 AND T-76, PATIO AND LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

This property is NOT the homestead real property of grantor.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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GRANTOR

[Handwritten Signature]

Dennis E. Guest, who took title as Denis E. Guest

STATE OF IL
COUNTY OF COOK

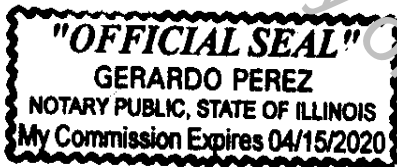
This instrument was acknowledged before me on 4/22/16, by Dennis E. Guest, who took title as Denis E. Guest.

[Affix Notary Seal]

Notary Signature: *[Handwritten Signature]*

Printed name: Gerardo Perez

My commission expires: 4/15/20



GRANTOR

[Handwritten Signature]

Carla L. Guest

STATE OF IL
COUNTY OF COOK

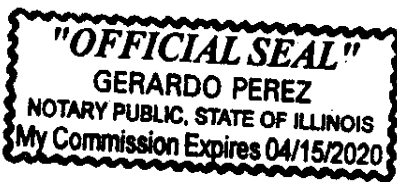
This instrument was acknowledged before me on 4/22/16, by Carla L. Guest.

[Affix Notary Seal]

Notary Signature: *[Handwritten Signature]*

Printed name: Gerardo Perez

My commission expires: 4/15/20



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

[Handwritten Signature]
Signature of Buyer/Seller/Representative

4/22/16
Date

UNOFFICIAL COPY

STATEMENT OF GRANTOR/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 4/22/16, Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before

Me by the said _____
this 22 day of April, 2016

Notary Public _____



The grantee 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 4/22/16, Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before

Me by the said _____
this 22 day of April, 2016

Notary Public _____



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

27-Oct-2016



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-34-102-051-1078 | 20160601621898 | 1-833-983-808

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

27-Oct-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-34-102-051-1073

20160601621898

1-427-414-848