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QUIT CLAIM DEED

This instrument was prepared by
and upon recording return to:

Gary B. Shulman, Esq.
Levun, Goodman & Cohen, LLP
500 Skokie Blvd., Suite 650
Northbrook, IL 60062


1635445058D

Doc# 1635445058 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 12/19/2016 11:27 AM PG: 1 OF 4

THE GRANTOR, Thomas Wingels, an individual, of 1114 Brookhurst Drive, St. Louis, Missouri 63122, in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby gives, grants, remises, releases and forever quit claims his entire interest to **GRANTEE, TWKS, L.L.C., an Illinois limited liability company**, of 1114 Brookhurst Drive, St. Louis, Missouri 63122, the following described real estate and all of the estate, right, title and interest of said Grantor in and to said premises together with all privileges and appurtenances to the same belonging in the County of Cook and State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

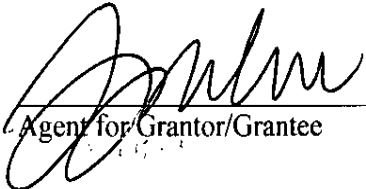
Permanent Index Number (PIN): 17-04-215-072-1022

Address of Real Estate: 1309 North Wells Street, Unit 705, Chicago, Illinois 60610



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


Exempt under provisions of 35 ILCS 200/31-45, Par. (e), Real Estate Transfer Tax Law


Agent for Grantor/Grantee Date 12/16/16

SIGNATURES ON FOLLOWING PAGE

REAL ESTATE TRANSFER TAX		19-Dec-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-04-215-072-1022 | 20161201693776 | 2-123-471-040

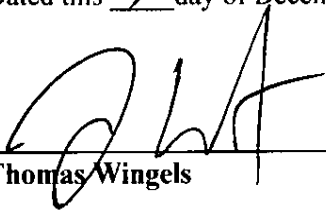
REAL ESTATE TRANSFER TAX		19-Dec-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-04-215-072-1022 | 20161201693776 | 1-785-256-128

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

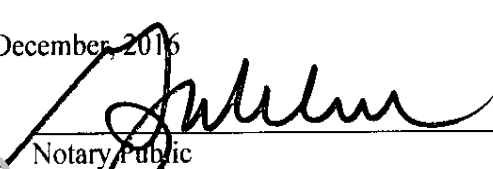
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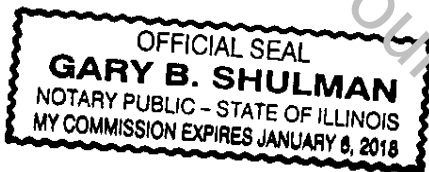
Dated this 5 day of December, 2016


Thomas Wingels

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for the said County, the State aforesaid, DO HEREBY CERTIFY that **Thomas Wingels**, 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 he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of December, 2016
Commission expires _____ 20____

Notary Public



Send Subsequent Tax Bills To:

TWKS, L.L.C.
1114 Brookhurst Drive
St. Louis, Missouri 63122

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 705 IN THE MICHAELS TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 104, 105 AND 106 IN SHELDON'S SUBDIVISION OF LOTS 61 TO 90 IN BRONSON'S ADD TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #91074681 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 62 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 91074681

PERMANENT INDEX NUMBER (PIN): 17-04-215 072-1022

ADDRESS OF REAL ESTATE: 1309 North Wells Street, Unit 705, Chicago, Illinois 60610

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12 | 06 | 2012

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: CHERYL A. COOK

By the said (Name of Grantor): THOMAS WINGELS

On this date of: 12 | 6 | 2012

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12 | 06 | 2012

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

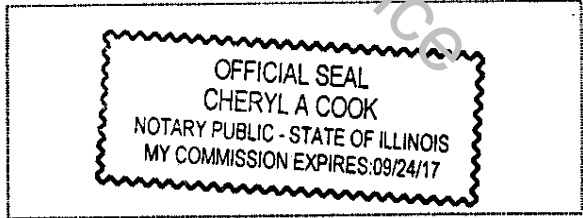
Subscribed and sworn to before me, Name of Notary Public: CHERYL A. COOK

By the said (Name of Grantee): TWKS, L.L.C.

On this date of: 12 | 6 | 2012

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)