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QUIT CLAIM DEED

Prepared by and after recording return to:

Nancy Franks-Straus, Esq.
GOLAN CHRISTIE TAGLIA LLP
70 W. Madison St.
Suite 1500
Chicago, IL 60602

NAME AND ADDRESS OF TAXPAYER:


Margaret Sullivan, Trustee of
the Margaret Sullivan Trust
dated January 13, 2017
125 E. 13th Street, Unit 1108
Chicago, Illinois 60605




Doc# 1701729110 Fee \$46.00
 RHSP FEE: \$9.00 RPRF FEE: \$1.00
 AFFIDAVIT FEE: \$2.00
 KAREN A. YARBROUGH
 COOK COUNTY RECORDER OF DEEDS
 DATE: 01/17/2017 03:56 PM PG: 1 OF 5


THIS QUITCLAIM DEED is made January 13, 2017, by Margaret Sullivan, an unmarried person ("Grantor"), to **Margaret Sullivan**, not individually but as Trustee of the **Margaret Sullivan Trust Dated January 13, 2017** ("Grantee").



Grantor, for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, **CONVEYS AND QUITCLAIMS** to Grantee the real estate situated in **Cook County, Illinois**, described on **EXHIBIT A** attached to and made a part of this Deed, together with the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, and Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the premises.


Margaret Sullivan, an individual

This transaction is exempt from transfer tax under paragraph 31-45(e) of 35 ILCS 200.


Margaret Sullivan, an individual

REAL ESTATE TRANSFER TAX	18-Jan-2017
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	18-Jan-2017
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-22-105-039-1098 | 20170101602637 | 1-506-522-304

17-22-105-039-1098 | 20170101602637 | 1-330-334-912

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



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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the County in the State named above, certify that **Margaret Sullivan**, is personally known to me and is the individual whose name is signed on this document, appeared before me in person today and acknowledged that she signed and delivered the document as her free and voluntary act, for the uses and purposes stated in the document.

Given under my hand and notarial seal, January 13, 2017.

Nancy Franks Straus
Notary Public

My commission expires on 7/21, 2018.



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

UNIT 1108 AND PARKING UNIT GU-81 IN THE MUSEUM PARK LOFTS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THAT PART OF CERTAIN LOTS, BLOCKS, STREETS AND ALLEYS AND PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY ALL IN THE NORTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SOUTH MICHIGAN AVENUE WITH THE SOUTH LINE OF ROOSEVELT ROAD AS DEDICATED PER DOCUMENT NUMBER 93954909; THENCE NORTH 89 DEGREES 55 MINUTES 25 SECONDS EAST ALONG SAID SOUTH LINE 324.58 FEET TO THE WEST LINE OF SOUTH INDIANA AVANUE AS DEDICATED PER DOCUMENT NUMBER 93954909; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, AFORESAID, 578.78 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13TH STREET; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13TH STREET, AFORESAID 177.42 FEET TO THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY, AFORESAID, 134.00 FELT; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST 177.51 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, 134.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY 13TH STREET LOFTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0402718082 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 FOR CONSTRUCTION, MAINTENANCE AND REPAIR OF BALCONIES AS SET FORTH IN THE GRANT OF EASEMENT RECORDED SEPTEMBER 17, 2001 AS DOCUMENT 0010860394.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-98, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0402718082.

THIS DEED IS SUBJECT TO ALL RIGHTS EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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PIN: 17-22-105-039-1098 and 11-22-105-039-1230

PROPERTY ADDRESS: 125 E. 13th Street, Units 1108 and GU-81, Chicago, Illinois 60605

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor, **Margaret Sullivan**, or her agent, affirms that to the best of her 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 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: January 13, 2017

Signature: Margaret Sullivan
Margaret Sullivan, an individual

Subscribed and sworn to before me by the said Grantor this 13 day of JAN, 2017

Nancy Franks Straus
Notary Public



The Grantee, **Margaret Sullivan**, not individually but as Trustee of the **Margaret Sullivan Trust dated January 13, 2017**, or her agent, affirms and verify 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 another 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: January 13, 2017

Signature: Margaret Sullivan
Margaret Sullivan, Trustee of the
Margaret Sullivan Trust dated
January 13, 2017

Subscribed and sworn to before me by the said Grantee this 13 day of JAN, 2017

Nancy Franks Straus
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.