

# UNOFFICIAL COPY

Doc#: 1715808046 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/07/2017 09:36 AM Pg: 1 of 4

Dec ID 20170601666588  
ST/CO Stamp 0-613-298-624  
City Stamp 0-532-257-216

**QUITCLAIM DEED  
ILLINOIS STATUTORY  
DEED IN TRUST**

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Grantor, HEIDI A. LAMBERTS (n/k/a HEIDI A. CHRISTEN), as trustee of the HEIDI A. LAMBERTS TRUST AGREEMENT, of the City of Highland Park, County of Lake, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, conveys and quitclaims to Grantee, HEIDI A. CHRISTEN, not personally, but as trustee of the HEIDI A. CHRISTEN TRUST AGREEMENT DATED MAY 1, 2017, or her successor or successors in trust, of the City of Highland Park, County of Lake, State of Illinois, the following real estate in the County of Cook, State of Illinois, to wit:

See Exhibit A attached hereto.

Property Identification Number: 17-03-101-029-1121  
Commonly known as: 1550 N. Lake Shore Dr., Unit 37D, Chicago, Illinois 60610

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

This transaction is exempt under 35 ILCS 200/31-45(e) of the Real Estate Transfer Act.

Date: 6/1/2017 By: Mary Anne Usher  
as agent

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Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed at Northbrook, Illinois on the First day of June, 2017.

*Heidi A. Lamberts*  
 HEIDI A. LAMBERTS, Grantor  
 (n/k/a HEIDI A. CHRISTEN)

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certifies that HEIDI A. LAMBERTS, 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 as her 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 notarial seal this 1<sup>st</sup> day of June, 2017.

*Angelena J. Oliver*  
 Notary Public

**Document Prepared by:**  
 The Wochner Law Firm  
 707 Skokie Blvd., Suite 500  
 Northbrook, IL 60062



**After Recording Mail To:**  
 The Wochner Law Firm  
 707 Skokie Blvd., Suite 500  
 Northbrook, IL 60062

REAL ESTATE TRANSFER TAX		06-Jun-2017
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-03-101-029-1191 | 20170601668588 | 0-613-298-624

**Send Tax Bills To:**  
 Mrs. Heidi A. Lamberts  
 2673 Marl Oak Dr.  
 Highland Park, Illinois 60035

REAL ESTATE TRANSFER TAX		06-Jun-2017
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

17-03-101-029-1191 | 20170601668588 | 0-532-257-216

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

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## Exhibit A

UNIT 31D IN 1550 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF LOTS 1, 2, 3, 4, AND 5 AND THE NORTH 15 FEET 4 INCHES OF LOT 6 IN BLOCK 1 IN THE RESUBDIVISION BY CATHOLIC BISHOP OF CHICAGO AND VICTOR F. LAWSON OF BLOCK 1 IN THE CATHOLIC BISHOP OF CHICAGO LAKE SHORE DRIVE ADDITION, IN THE NORTH  $\frac{1}{2}$  OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (THEREINAFTER REFERRED TO AS PARCEL); WHICH SURVEY IS ESTABLISHED IN EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED AS DOCUMENT 24132177, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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: 06 | 01 | 2017

SIGNATURE: Mary Anne Uhland  
GRANTOR or AGENT

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

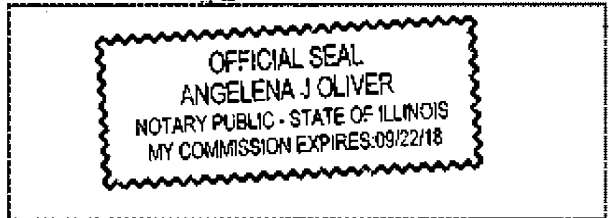
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Agent Mary Anne Uhland

On this date of: 06 | 01 | 2017

NOTARY SIGNATURE: Angelena J Oliver

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: 06 | 01 | 2017

SIGNATURE: Mary Anne Uhland  
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:

By the said (Name of Grantee): Mary Anne Uhland

On this date of: 06 | 01 | 2017

NOTARY SIGNATURE: Angelena J Oliver

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)