

UNOFFICIAL COPY

WARRANTY DEED TRANSFER INTO TRUST



MAIL RECORDED INSTRUMENT TO:

JEFFREY P. STORY, ESQ.
LAW OFFICE OF JEFFREY P. STORY, LLC
1609 SHERMAN AVE., SUITE 210
EVANSTON, ILLINOIS 60201

Doc# 1718119011 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/30/2017 10:39 AM PG: 1 OF 4

MAIL FUTURE TAX BILLS TO:

Jay Mahlendorf and Christopher Van Dunk, Trustees
Of the Jay Mahlendorf and Christopher Van Dunk Living Trust
800 W. Cornelia Avenue, Unit 408
Chicago, Illinois 60657

JAY MAHLENDORF, a married man, (hereinafter referred to as "Grantor"), who resides at **800 W. CORNELIA AVE., UNIT 408, CHICAGO, ILLINOIS 60657**, in the County of Cook, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable Consideration in hand by **TRUSTEES of the JAY MAHLENDORF AND CHRISTOPHER VAN DUNK LIVING TRUST DATED APRIL 20, 2017** (hereinafter referred to as "Grantees"), such Grantees having an address of **800 CORNELIA AVE., #408, CHICAGO, IL 60657**, and such trust having been established under that certain revocable trust agreement dated the 20 day of APRIL, in the year 2017, by and between **JAY MAHLENDORF AND CHRISTOPHER VAN DUNK** as Grantors and **JAY MAHLENDORF AND CHRISTOPHER VAN DUNK**, as trustees, have **CONVENED** and **WARRANTED** to Grantees all of Grantor's interest in and to the following described real estate situated in Cook County, State of Illinois, to wit:

See Exhibit "A" attached and made a part hereof

SUBJECT TO: Covenants; conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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

Property commonly known as: 800 W. Cornelia Ave., # 408 Chicago, IL 60657
Property Index Number: 14-20-407-050-1024

TO HAVE AND TO HOLD said premises forever.

Dated this 17 day of May, 20 17.

Jay Mahlendorf, Grantor

| REAL ESTATE TRANSFER TAX | | 30-Jun-2017 |
|---|-----------|-------------|
| | COUNTY: | 0.00 |
| | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 14-20-407-050-1024 20170601668304 0-169-900-480 | | |

| REAL ESTATE TRANSFER TAX | | 30-Jun-2017 |
|---|----------|-------------|
| | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |
| 14-20-407-050-1024 20170601668304 1-884-259-776 | | |


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

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STATE OF ILLINOIS DEPT., COUNTY OF COOK, REVENUE STATEMENT OF EXEMPTION:

I hereby declare that this deed represents a transaction which is exempt under the provisions of 35 ILCS 200/31-45, paragraph e, of the Real Estate Transfer Act.

Dated this 17 day of May, 2015.



Buyer, Seller or Representative

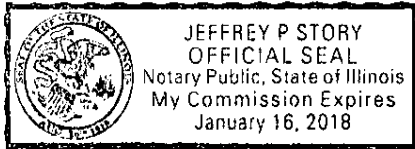
STATE OF ILLINOIS)
)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAY MAHLENDORF, a married man, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the releases and waiver of the right of homestead.

Date: May 17, 2017

Notary Public

(Seal)



My commission expires 01/16/2018

This instrument was prepared by AND MAIL TO:

JEFFREY P. STORY, ESQ.
1609 SHERMAN AVE., SUITE 210
EVANSTON, ILLINOIS 60201

Name and Address of Taxpayer:

Jay Mahlendorf and Christopher Van Dunk, Trustees
of the Jay Mahlendorf and Christopher Van Dunk Living
Trust, Dated April 20, 2017
800 W. Cornelia Ave., #408
Chicago, IL 60657

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Exhibit A

PARCEL 1:

UNIT NO. 408 IN THE 800 WEST CORNELIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 100 FEET OF THE SOUTH 110 FEET LYING WEST OF THE WEST LINE OF HALSTED STREET AND NORTH OF THE NORTH LINE OF CORNELIA AVENUE OF LOT 7 IN CIRCUIT COURT PARTITION OF THE NORTH (3/4) OF THE EAST (1/2) OF THE SOUTHEAST (1/4) OF SECTION 20, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO LOT 69 IN BENTON'S ADDISON STREET ADDITION, BEING A SUBDIVISION OF THE EAST 102.9 FEET OF LOT 1 AND LOT 7 (EXCEPT THE EAST 100 FEET OF THE SOUTH 110 FEET THEREOF) IN CIRCUIT COURT PARTITION OF THE NORTH (3/4) OF THE EAST (1/2) OF THE SOUTHEAST (1/4) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 OF THE THIRD PRINCIPAL MERIDIAN ALL TAKEN AS A SINGLE TRACT (EXCEPT THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.24 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +25.74 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT (THE SOUTHEAST CORNER OF SAID TRACT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 7); THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 2.05 FEET (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF W. CORNELIA AVENUE); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.71 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 16.53 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 40.19 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 5.88 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 8.29 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.38 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 26.14 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 16.82 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 33.97 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 15.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.73 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.73 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 32.18 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 0.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 24.14 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 0.77 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.82 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.77 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 24.16 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 0.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 23.56 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.35 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 1.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 6, 2003 AS DOCUMENT 0315731128, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NOS. P-5 AND P-13 AND ROOF RIGHT NO. R-7, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT 0315731128.

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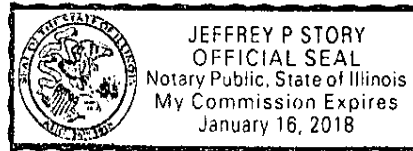
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantees 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, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the State of Illinois.

Dated May 17, 20 2017

Signature: Jay Mahlendorf
Jay Mahlendorf, Grantor

Subscribed and sworn to before me
By the said Grantor Jay Mahlendorf
This 17 day of May, 20 17
Notary Public Jeffrey P. Story



The grantees or their agent affirms and verifies that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a natural born persons, 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.

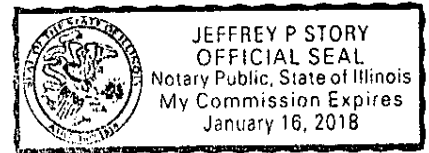
Date May 17, 20 17

Signature: Christopher van Dunk
Christopher van Dunk, Trustee of the Jay Mahlendorf and Christopher Van Dunk Living Trust, Dated April 20, 2017, Grantee

Date May 17, 20 2017

Signature: Jay Mahlendorf
Jay Mahlendorf, Trustee of the Jay Mahlendorf and Christopher Van Dunk Living Trust, Dated April 20, 2017, Grantee

Subscribed and sworn before me
By the said grantees, Jay Mahlendorf and Christopher VanDunk
This 17 day of May, 20 17
Notary Public Jeffrey P. Story



Note: Any persons who knowingly submits a false statement concerning identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and 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 Tax Act.)