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TRUSTEE'S DEED (Illinois)

Doc# 1718413001 Fee \$64.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/03/2017 12:14 PM PG: 1 OF 3

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Above Space for Recorder's Use Only

This AGREEMENT, made this 1st day of June, 2017, between David C. Thomas (Grantor) as trustee under Trust Agreement dated 31st day of October, 2008 and known as David C. Thomas Living Trust, dated 10/31/08 and Theresa Thomas, Grantee.

WITNESSES: The Grantor(s) in consideration of the sum of TEN dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby convey a quitclaim unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook, State of Illinois to Wit:

UNIT B-25 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK PLACE TOWER I AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0011020878, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 14-21-101-054-1505
Address(es) of real estate: 655 West Irving Park Road, Unit B-25, Chicago, IL 60613

IN WITNESS WHEREOF, the grantor _____ as trustee _____ as aforesaid, _____ hereunto set _____ hand _____ and seal _____ the day and year first above written.

X David C. Thomas (SEAL)
as trustee as aforesaid

PLEASE PRINT OR
TYPE NAME(S) BELOW

(SEAL)
as trustee as aforesaid

State of Illinois, County of Cook ss, I the undersigned, a Notary in and for said county, in the State aforesaid.

DO HEREBY CERTIFY that David Thomas personally know to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed sealed and delivered the said instrument as h free and voluntary act as such trustee, for the uses and purposes therein set forth. Given under my hand and official seal this 1st day of June, 2017

Commission expires 4-22 2019

Bridget A. Atherton
NOTARY PUBLIC

This instrument was prepared by:
Collins Bargione & Vuckovich
One North LaSalle Street, Suite 300
Chicago, Illinois 60602



SEND SUBSEQUENT TAX BILL TO:

Theresa Thomas
Unit 4501
655 W Irving Park Road
Chicago, IL 60613

This transaction is exempt
under 35 ILCS 200/3-1-45(c)
Cheryl Ann Bargione
6/19/17

JS

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REAL ESTATE TRANSFER TAX 29-Jun-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

14-21-101-054-1506 | 20170601679756 | 1-073-461-696

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

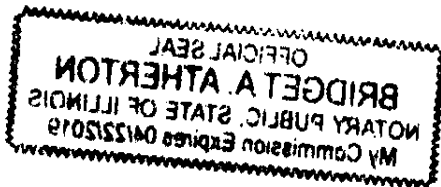
REAL ESTATE TRANSFER TAX 03-Jul-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-21-101-054-1506 | 20170601679756 | 0-426-579-392

Property of Cook County Clerk's Office



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STATEMENT BY GRANTOR AND GRANTEE

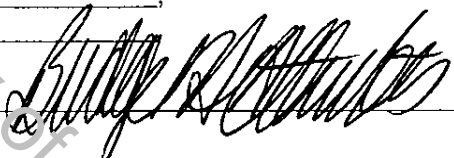
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 1, 2017

Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said person
dated June 1, 2017

Notary Public _____





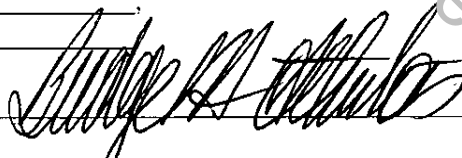
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or 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.

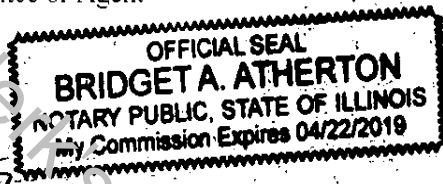
Dated June 1, 2017

Signature: 
Grantee or Agent

Subscribed and sworn to before me
by the said person
dated June 1, 2017

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.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.