



1720634073D



Chicago Title Insurance Company

Quit Claim DEED
ILLINOIS STATUTORY

Doc# 1720634073 Fee \$68.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/25/2017 02:24 PM PG: 1 OF 4

THE GRANTOR(S), KAREN MANGURTEN and HENRY MANGURTEN, as Co-Trustee's under the term and provisions of a certain Trust Agreement dated the 15th day of November, 1995, as amended from time to time and designated as the KAREN MANGURTEN TRUST, of Northbrook, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claims to the Brad E. Mangurten Revocable Living Trust, of the City of Chicago, County of Cook, State of Illinois, 3719 W. Lawrence, Chicago, IL 60625, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

All 100% OF GRANTORS' 50% UNDIVIDED INTEREST IN THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: all outstanding future general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions, easements and declarations of record, hereby releasing any and all homestead rights, as applicable.

Permanent Real Estate Index Number(s): 13-14-104-005-0000, 13-14-104-006-0000 & 13-14-104-007-0000


Address(es) of Real Estate: 3719 - 3725 W. Lawrence, Chicago, Illinois 60625



Dated this 10 day of JULY, 2017

Karen Mangurten as
Karen Mangurten as Co-Trustee of the Karen Mangurten Trust Dated November 15, 1995
Co-Trustee of the Karen Mangurten Trust
Dated November 15, 1995

Henry Mangurten as
Henry Mangurten as Co-Trustee of the Karen Mangurten Trust Dated November 15, 1995
Co-Trustee of the Karen Mangurten Trust
Dated November 15, 1995

Transfer exempt under provisions of Paragraph e, Section 4, of the Illinois Real Estate Transfer Tax Act.

REAL ESTATE TRANSFER TAX		25-Jul-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		25-Jul-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-14-104-005-0000 20170701696075 2-049-457-600		

13-14-104-005-0000 | 20170701696075 | 1-527-889-344

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

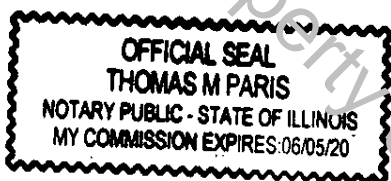
CORD REVIEW *[Signature]*


UNOFFICIAL COPY

STATE OF ILLINOIS; COUNTY OF Cook ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Karen Mangurten and Henry Mangurten, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 10 day of JULY, 2017




(Notary Public)

Prepared By: Thomas M. Paris
55 W. Monroe Street, Suite 3950
Chicago, IL 60603
312-759-1600
tp@tomparislaw.com

Mail To:

3719 W. Lawrence, Chicago, Illinois 60625

Name & Address of Taxpayer:

Brad E. Mangurten Revocable Living Trust
c/o Brad Mangurten
3719 W. Lawrence
Chicago, Illinois 60625

UNOFFICIAL COPY

LEGAL DESCRIPTION

EXHIBIT "A"

LOTS 1 AND 2 IN BLOCK 1 IN ROBERT S. DISNEY'S IRVING PARK SUBDIVISION OF THE WEST 25 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 12 RODS OF THE SOUTH 40 RODS THEREOF, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 13-14-104-005-0000
13-14-104-006-0000

PROPERTY ADDRESS: 3723-25 W. LAWRENCE, CHICAGO, ILLINOIS 60625

LOTS 7 AND 8 IN JOHNSON AND TYDENS 2ND ADDITION TO WEST RAVENSWOOD IN THE NORTH EAST ¼ OF THE NORTH WEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-14-104-007-0000

PROPERTY ADDRESS: 3719-21 W. LAWRENCE, CHICAGO, ILLINOIS 60625

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 and hold title to real estate under the laws of the State of Illinois.

Dated JULY 19, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said Thomas Paris

this 19th day of July

2017.

[Signature]
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 and hold title to real estate under the laws of the State of Illinois.

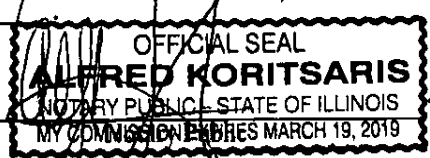
Dated July 20, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said Peter J. Segal

this 20th day of July

2017.



[Signature]

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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]