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QUIT CLAIM DEED Illinois Statutory



Doc# 1722618040 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/14/2017 02:02 PM PG: 1 OF 4

THE GRANTOR, Cynthia E. Hardie, an unmarried person, for and in consideration of TEN DOLLARS, and other good and valuable consideration, CONVEYS and QUIT CLAIMS to GRANTEE The Cynthia E. Hardie 2000 Living Trust dated July 25, 2000, in fee simple, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

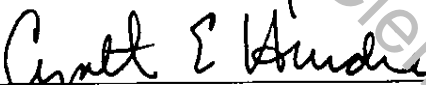
SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO AND MADE A PART HEREOF

Permanent Index Number: 17-03-114-003-1068

Property Address: 1212 N. Lake Shore Dr. Unit 16BN, Illinois, 60610

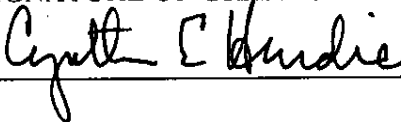
SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for 2017 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Illinois Homestead Exemption Laws of the State of Illinois.

Dated this 27th day of July, 2017.


Cynthia E. Hardie

THIS TRANSACTION EXEMPT UNDER THE ILLINOIS REAL ESTATE TRANSFER TAX ACT PURSUANT TO 35 ILCS 200/31-45(e).

SIGNATURE OF GRANTOR:

 7/27/17
DATE

REAL ESTATE TRANSFER TAX 14-Aug-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-03-114-003-1068 | 20170801606896 | 0-205-120-448

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

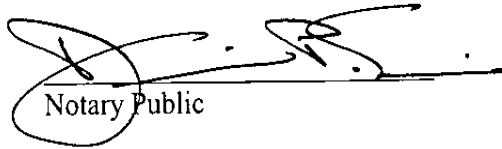
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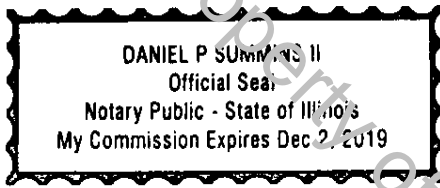
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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county in the State aforesaid, DO HEREBY CERTIFY that Cynthia E. Hardie, 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 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 notary seal, this 27th day of July, 2017.


Notary Public





MAIL RECORDED DEED TO:

Cynthia E. Hardie
1212 N. Lake Shore Dr. #16BN
Chicago, IL 60610

MAIL TAX BILLS TO:

Cynthia E. Hardie
1212 N. Lake Shore Dr. #16BN
Chicago, IL 60610

REAL ESTATE TRANSFER TAX		14-Aug-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-03-114-003-1068 | 20170801606896 | 0-999-998-400

THIS INSTRUMENT DRAFTED BY: Fogarty & Fugate LLC, 1406 W. Chicago Ave., Chicago, IL 60642

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EXHIBIT A

UNIT NO. 16 B-N AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PCL"):

BEGINNING FOR THE SAME AT THE POINT WHERE THE WEST LINE OF LAKE SHORE DRIVE (200 FEET WIDE) INTERSECTS WITH THE SOUTH LINE OF SCOTT STREET (66 FEET WIDE) AND RUNNING THENCE ALONG THE WEST LINE OF LAKE SHORE DRIVE SOUTH 192 FEET 2 1/8TH INCHES; THENCE NORTH AT AN ANGLE OF 88 DEGREES 17 MINUTES WEST 122 FEET 9 1/2 INCHES TO THE EAST LINE OF STONE STREET (66 FEET WIDE); THENCE ALONG THE EAST LINE OF STONE STREET, NORTH 192 FEET 1 3/4 INCHES, TO THE SOUTH LINE OF SCOTT STREET AFORESAID; AND THENCE ALONG THE SOUTH LINE OF SCOTT STREET EAST 117 FEET 1/34 INCHES TO THE POINT OF BEGINNING BEING ALL OF LOTS NUMBERED 1 AND 2 IN LAWRENCE AND SYMONDS' SUBDIVISION OF LOTS 1 AND 2 AND THE NORTH 15 FEET OF LOT 3 IN BLOCK 8 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO THE SOUTH 25 FEET OF LOT 3 ALL OF LOT 4 AND THE NORTH 32 FEET OF LOT 5 ALL IN BLOCK 8 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO AFORESAID AND ALL LAND DERIVED BY WAY OF ACCRETION OR OTHERWISE LYING EAST OF THE EAST LINES OF SAID LOTS AS ORIGINALLY SUBDIVIDED AND WEST OF THE WEST LINE OF LAKE SHORE DRIVE AS NOW ESTABLISHED ALL SITUATED IN THE CITY OF CHICAGO, ALL IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 36853 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 20892901 AND AMENDED BY DOCUMENT NUMBER 20946638, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

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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: 8 | 14 | 20 17

SIGNATURE: _____

[Handwritten Signature]
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): DEAN FULBATE

On this date of: 8 | 14 | 20 17

NOTARY SIGNATURE: _____

[Handwritten Signature]

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: 8 | 14 | 20 17

SIGNATURE: _____

[Handwritten Signature]
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): DEAN FULBATE

On this date of: 8 | 14 | 20 17

NOTARY SIGNATURE: _____

[Handwritten Signature]

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)