

# UNOFFICIAL COPY

## QUITCLAIM DEED

**MAIL TO:**

Regina Rathnau  
53 W. Jackson Blvd. #862  
Chicago, IL 60604

**NAME & ADDRESS OF TAXPAYER  
AND GRANTEE:**

Jennifer R. Banas  
1400 S. Michigan, Unit 708  
Chicago, IL 60605



Doc# 1725044046 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/07/2017 12:43 PM PG: 1 OF 4

THE GRANTOR, **JENNIFER R. BANAS**, a married woman, in fee simple, of the City of Chicago, County of Cook, and State of Illinois and GRANTEE, **JENNIFER REBECCA BANAS, AS TRUSTEE OF THE JENNIFER REBECCA BANAS TRUST DATED JULY 18, 2017**, in fee simple, make the following agreement:

WITNESSES: The Grantor in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee in fee simple the following:


### SEE APPENDIX A FOR LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

**Permanent Index Number:** 17-22-107-078-1025

**Property Address:** 1400 S. Michigan Ave., Apt. 708  
Chicago, IL 60605

IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set her hand and seal this 18<sup>th</sup> day of July, 2017.

  
\_\_\_\_\_  
JENNIFER R. BANAS, Grantor

REAL ESTATE TRANSFER TAX 07-Sep-2017



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

17-22-107-078-1025 | 20170801611696 | 1-945-480-128

REAL ESTATE TRANSFER TAX



CHICAGO: 07-Sep-2017  
CTA: 0.00  
TOTAL: 0.00 \*

17-22-107-078-1025 | 20170801611696 | 1-115-952-064  
\* Total does not include any applicable penalty or interest due.

JP

# UNOFFICIAL COPY

STATE OF ILLINOIS                    )  
   )  
 COUNTY OF COOK                    )

SS

I, the undersigned, a Notary Public in and for said County, in said State, DO HEREBY CERTIFY that **JENNIFER R. BANAS**, 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 as such trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 18 day of July, 2017.



*Regina L. Rathnau*  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 Commission expires: 5/21/18

Exempt under provisions of Paragraph E Section 4, Real Estate Transfer Tax Act.

July 18, 2017                    *Regina L. Rathnau*  
 Date                                    \_\_\_\_\_  
   Buyer, Seller, or Representative

This instrument was prepared by: Regina Rathnau  
 The Law Office of Regina L. Rathnau LLC  
 53 W. Jackson Blvd. Suite 862  
 Chicago, IL 60604  
 (312) 659-2953

# UNOFFICIAL COPY

## APPENDIX A - LEGAL DESCRIPTION

UNIT 708 AND P-640 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MICHIGAN AVENUE TOWER II CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTION AND COVENANTS FOR MICHIGAN AVENUE TOWER II CONDOMINIUM RECORDED AS DOCUMENT 0823418029 IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AFORESAID AND SAID GRANTOR RESERVED TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.


Permanent Index Number: 17-22-107-078-1025

Property Address: 1400 S. Michigan Ave., Apt. 708  
Chicago, Illinois 60605

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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: 7-18-17 Signature:   
Jennifer R. Bands

Subscribed and sworn to before me by said Grantor this 18 day of July, 2017.


Notary Public 



The grantee or his or her 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: 7-18-17 Signature:   
Jennifer Rebecca Bands, Trustee

Subscribed and sworn to before me by said Grantee this 18 day of July, 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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)