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Doc# 1726319036 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/20/2017 11:15 AM PG: 1 OF 4

AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 523122926-49593719

Name & Address of Preparer:
LARRY J. SPEARS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Name & Address of Taxpayer:
LT KINGSBURY, LLC
653 N KINGSBURY STREET APT 803
CHICAGO, IL 60654

Parcel ID No.: 17-09-127-045-1008

QUIT CLAIM DEED

THIS DEED made and entered into on this 24 day of August, 2017, by and between **LEAH TOPPEL NELSON, OR SUCCESSORS IN TRUST, AS TRUSTEE OF THE LEAH TOPPEL NELSON DECLARATION OF TRUST, DATED 09/22/2015**, a mailing address of 1535 E GOODRICH LANE, FOX POINT, WI 53217, hereinafter referred to as Grantor(s) and **LT KINGSBURY, LLC**, a mailing address of 1535 E GOODRICH LANE, FOX POINT, WI 53217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 653 N KINGSBURY STREET, APT 803, CHICAGO, IL 60654

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Book

REAL ESTATE TRANSFER TAX	20-Sep-2017
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



17-09-127-045-1008 | 20170901622221 | 0-791-706-560

REAL ESTATE TRANSFER TAX	20-Sep-2017
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



17-09-127-045-1008 | 20170901622221 | 1-225-876-416

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

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AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

8/24/17
Date

[Signature]
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 24 day of August, 2017.

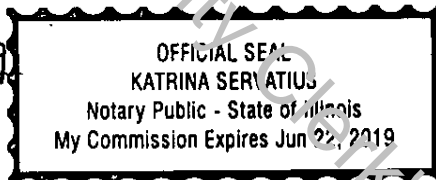
[Signature]
LEAH TOPPEL NELSON

STATE OF IL
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT LEAH TOPPEL NELSON is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 24 day of August, 2017.

[Signature]
Notary Public
My commission expires: 06/22/2019



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EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF COOK AND STATE OF ILLINOIS,
TO WIT:

UNIT 803 AND PARKING SPACE 144, A LIMITED COMMON ELEMENT IN THE KINGSBURY ON THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL THAT PART OF LOTS 4 AND 5 IN THE NORTH 1/2 BLOCK 1 IN THE ASSESSOR'S DIVISION OF THAT PART OF SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0318227049, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN THE COOK COUNTY, ILLINOIS.

APN: 17-09-127-045-1008

PROPERTY COMMONLY KNOWN AS: 653 N KINGSBURY STREET, APT 803, CHICAGO, IL 60654

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

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 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 August 24, 20 17

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me

By the said Leah Toppel Nelson

This 24 day of August, 20 17

[Signature]
Notary Public
My commission expires: 06/22/2019



The Grantee or her/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 August 24, 20 17

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me

By the said Leah Toppel Nelson

This 24 day of August, 20 17

[Signature]
Notary Public
My commission expires: 06/22/2019



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.)