

UNOFFICIAL COPY

QUITCLAIM DEED

THE GRANTORS,
BENJAMIN J. SWARTZ and MEREDITH
S. SWARTZ, husband and wife, of Chicago,
County of Cook and State of Illinois, for and
in consideration of Ten (\$10.00) Dollars, in
hand paid, CONVEY and QUITCLAIM to
Benjamin J. Swartz, not individually but as
trustee of the BENJAMIN J. SWARTZ
TRUST DATED OCTOBER 8, 2010, and
to Meredith S. Swartz, not individually but
as trustee of the MEREDITH S. SWARTZ
TRUST DATED OCTOBER 8, 2010, as
tenants by the entirety, all of our right, title and
interest in and to the following described Real Estate
situated in the County of Cook in the State of Illinois, being legally described in Exhibit "A"
attached hereto and made a part hereof.

Permanent Real Estate Index Number: 14-29-418-053-0000

Address of Real Estate: 2515 N. Seminary, Unit E, Chicago, IL 60614

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the
uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and
subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate
any subdivision of part thereof, and to subdivide said property as often as desired; to contract to sell;
to grant options to purchase; to sell on any terms; to convey either with or without consideration; to
convey said premises or any part thereof to a successor or successors in trust and to grant to such
successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to
donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to
the said property, or any part thereof, from time to time, in possession or reversion, by leases to
commence in praesenti or in future, and upon any terms and for any period or periods of time, not
exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon
any terms and for any period or periods of time and to amend, change or modify leases and the terms
and provisions thereof at any time or times hereafter; to contract to make leases and to grant options
to lease and options to renew leases and options to purchase the whole or any part of the reversion
and to contract respecting the manner of fixing the amount of present or future rentals; to partition or
to exchange said property, or any part thereof, for other real or personal property; to grant easements
or charges of any kind; to release, convey or assign any right, title or interest in or about or easement
appurtenant to said premises or any part thereof; and to deal with said property and every part thereof
and in all other ways and for such other considerations as it would be lawful for any person owning
the same to deal with the same, whether similar to or different from the ways above specified, at any



1726544010

Doc# 1726544010 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/22/2017 10:16 AM PG: 1 OF 5

(Above for Recorder's Use Only)

JA

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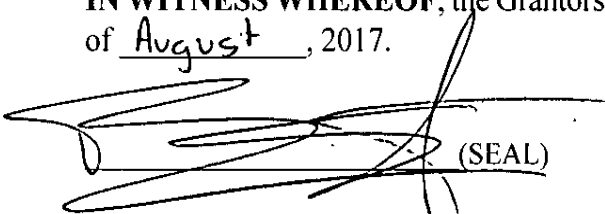
time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privilege to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) the said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

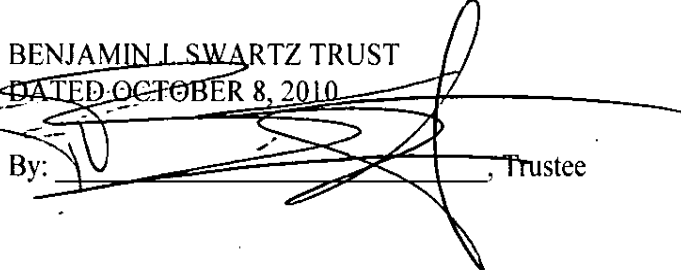
And the same Grantor hereby expressly waives and releases any and all right or benefit, providing for the exemption of Homestead from the sale on execution or otherwise.



IN WITNESS WHEREOF, the Grantors aforesaid has hereunto set his hand and seal this 10th day of August, 2017.

 (SEAL)


As trustee of the BENJAMIN J. SWARTZ TRUST DATED OCTOBER 8, 2010, I hereby accept the conveyance of the aforementioned real estate on this 10th day of August, 2017

BENJAMIN J. SWARTZ TRUST
DATED OCTOBER 8, 2010

By: , Trustee

REAL ESTATE TRANSFER TAX		22-Sep-2017	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

14-29-418-053-0000 | 20170901627017 | 0-869-198-784

REAL ESTATE TRANSFER TAX		22-Sep-2017	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *

14-29-418-053-0000 | 20170901627017 | 0-467-672-512

* Total does not include any applicable penalty or interest due

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Meredith Swartz (SEAL)

As trustee of the BENJAMIN J. SWARTZ TRUST DATED OCTOBER 8, 2010, I hereby accept the conveyance of the aforementioned real estate on this 10th day of August, 2017

MEREDITH S. SWARTZ TRUST
DATED OCTOBER 8, 2010

By: Meredith Swartz, Trustee

THIS TRANSACTION IS EXEMPT FROM THE ILLINOIS
AND CHICAGO REAL ESTATE TRANSFER TAX PURSUANT
TO SECTION 4E THEREOF.

David L. Canmann

Dated: 10th day of August, 2017

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BENJAMIN J. SWARTZ and MEREDITH S. SWARTZ, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they each signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of August, 2017.

Commission expires 11/3, 2019.

David L. Canmann, Notary Public



This instrument prepared by: David L. Canmann, 111 W. Washington - Suite 1863, Chicago, IL 60602.

"Drafter has not examined and makes no representations respecting title to the property or survey"

MAIL TO:
David L. Canmann
111 W. Washington #1863
Chicago, IL 60602

SEND TAX BILL TO:
Benjamin J. Swartz
2515 N. Seminary Unit E
Chicago, IL 60614-2269

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PARCEL 1:

LOT 14 IN LILL ON THE PARK SUBDIVISION, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1995 AS DOCUMENT NUMBER 95663375, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOTS 1, 10, 18 AND 19 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION RECORDED SEPTEMBER 29, 1995 AS DOCUMENT NUMBER 95663375 AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR LILL ON THE PARK HOMEOWNERS ASSOCIATION DATED JANUARY 15, 1996 AND RECORDED JANUARY 24, 1996 AS DOCUMENT NUMBER 96065186 AND AMENDED AS DOCUMENT NUMBER 96141129.

PIN(S): 14-29-418-053-0000

CKA: 2515 NORTH SEMINARY AVENUE UNIT E, CHICAGO, IL, 60614

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 August 10, 2017

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said David Chaiken
This 10th day of August, 2017
Notary Public David L. Canmann

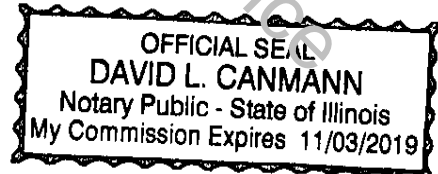


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date August 10, 2017, 2017

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said David Chaiken
This 10th day of August, 2017
Notary Public David L. Canmann



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.)