

UNOFFICIAL COPY



Doc# 1736255039 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2017 03:56 PM PG: 1 OF 3

Quit Claim Deed
Individual to Trust

ILLINOIS

Above space for recorder's use only.

THE GRANTORS, BRIAN BODEN, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto the **GRANTEE, BRIAN S. BODEN**, as Trustee under the **BRIAN S. BODEN 2017 DECLARATION OF TRUST DATED NOVEMBER 9, 2017**, and any amendments or restatements thereto, sitused at 4637 North Magnolia Avenue, #1N, Chicago, Illinois 60640, all interest in the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:


UNIT 4637-1 AND P-2 IN THE STUART ON MAGNOLIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 56 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE NORTH 20 FEET OF LOT 55 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 94559339 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENETS.

To Have and to Hold, the above granted premises unto the Said Grantee forever.

SUBJECT TO: General real estate taxes for 2016 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any.

Permanent Real Estate Index Numbers: 14-17-111-025-1004; 14-17-111-025-1013
Address of Real Estate: 4637 North Magnolia Avenue, #1N, Chicago, Illinois 60640

The date of this deed of conveyance is November 9, 2017.


BRIAN S. BODEN

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The transfer of the above described real property is acknowledged and accepted by the trustee of the BRIAN S. BODEN 2017 DECLARATION OF TRUST DATED NOVEMBER 9, 2017, this 9th day of November, 2017.

REAL ESTATE TRANSFER TAX

11-Dec-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

14-17-111-025-1004 | 20171201666771 | 1-852-671-008

BRIAN S. BODEN, Trustee

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 **BRIAN S. BODEN** is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

(Impress Seal Here)

Given under my hand and official seal November 9, 2017.

(My Commission Expires



Notary Public

EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH e.

11/9/17
DATE

SIGNATURE OF AUTHORIZED PARTY

This instrument was prepared by: Michael P. McElroy Kelleher & Buckley, LLC 102 S. Wynstone Park Drive North Barrington, IL 60010	Send subsequent tax bills to: Brian S. Boden, Trustee 4637 North Magnolia Avenue, #1N, Chicago, Illinois 60640	Recorder-mail recorded document to: Michael P. McElroy Kelleher & Buckley, LLC 102 S. Wynstone Park Drive North Barrington, IL 60010
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REAL ESTATE TRANSFER TAX 11-Dec-2017



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *


14-17-111-025-1004 | 20171201666771 | 1-988-507-680

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

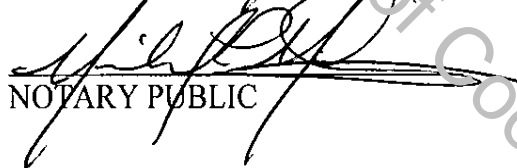
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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 his/her entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.


Dated November 9, 2017 Signature: 
Brian S. Boden, Grantor or Agent

Subscribed and Sworn to before me
this 9 day of November, 2017

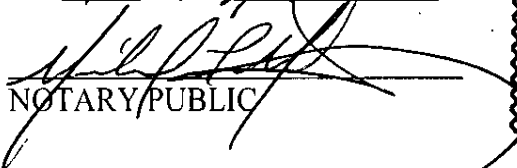

NOTARY PUBLIC



The grantee or his/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 his/her entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated November 9, 2017 Signature: 
Brian S. Boden, Trustee, Grantee or Agent

Subscribed and Sworn to before me
this 9 day of November, 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.)