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18022151280

Doc# 1802215128 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/22/2018 04:08 PM PG: 1 OF 5

Prepared without benefit of a title exam by and mail to:
Kelly M. Young, Esq.
Lane & Young
1538 Kanawha Boulevard, East
Charleston, WV 25311
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STATE OF ILLINOIS
COUNTY OF COOK

TAXPAYER/GRANTOR: Nancy G. Cowen
600 W. Touhy Avenue, Unit 407
Park Ridge, IL 60068

GRANTEE: Nancy G. Cowen, Trustee
Nancy G. Cowen Amended and Restated Trust
600 W. Touhy Avenue, Unit 407
Park Ridge, IL 60068

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **Nancy G. Cowen** ("Grantor") in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration in hand paid at and before the sealing of these presents by Nancy G. Cowen, Trustee of the Nancy G. Cowen Amended and Restated Trust ("Grantee") in the State aforesaid, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quit claim unto the said Nancy G. Cowen, Trustee of the Nancy G. Cowen Amended and Restated Trust, her successors, heirs and assigns, forever in fee simple, together with every contingent remainder and right of reversion, all her interest in the following described property situated in the County of Cook, in the State of Illinois, to-wit:

Parcel 1:

Units 600-407 in the Residences of Uptown Condominium as delineated on the survey of the following described real estate: Part of Lot 1 in Plat of Subdivision Uptown Redevelopment Phase 3, being a subdivision in the Southeast ¼ of Section 26, Township 41 North, Range 12 East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium, recorded as document 0814116029, as amended from time to time, together with

S 4
P 5-66
S M
M M
SC 4
E 4
INT 9/16
D 1-9-18

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its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the Use of Parking Spaces P-138 A and P-138 and Storage Lockers at parking space 138B #S3-407, S3-407A and S3-407B limited common elements as delineated on the survey attached to Declaration of Condominium, aforesaid, recorded as document 0814116029 and as amended from time to time.

Parcel 3:

Nonexclusive easement for ingress, egress, use and enjoyment for the benefit of Parcel 1, and other property as created and set forth in the Easement and Operating Agreement for Uptown Phase III, recorded as document 0814116028.

This being the same property conveyed to the within Grantor by that deed from William Bonetti and Tina Bonetti, husband and wife, said Deed being recorded on October 13, 2015, as document number 1528657336 in the Office of the Cook County Recorder of Deeds, Chicago, Illinois.

Permanent Index Number: 09-26-424-004-1106



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 44163

THIS CONVEYANCE IS MADE SUBJECT TO easements, covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

DECLARATION OF CONSIDERATION OR VALUE: Under the penalties of fine and imprisonment as provided by law, the parties of the first part, however, do hereby declare that this transfer is not subject to the State excise tax upon the privilege of transferring real property for the reason that this conveyance is a quitclaim deed with consideration of less than \$100 between an individual and a revocable trust for her benefit.

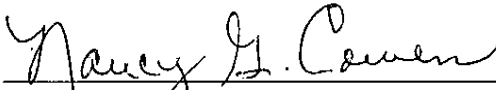
Exempt under Real Estate Transfer Tax Law 35 ILCS,200/31-45 sub par. E and Cook County Ord. 93-0-27 par. 4

Date: 10/12/2017

Signature:

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IN WITNESS WHEREOF, I, the Grantor, set my hand and seal this 25th day of September, 2017.



Nancy G. Cowen

Property of Cook County Clerk's Office

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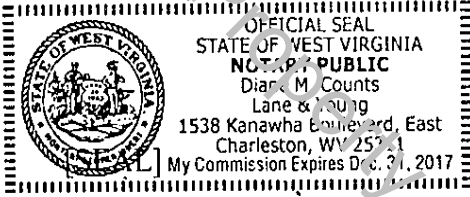
STATE OF WEST VIRGINIA
COUNTY OF KANAWHA, to-wit:

I, DIANE M. COUNTS, a Notary Public in and for the County and State aforesaid, do hereby certify that **NANCY G. COWEN**, whose name is signed to the foregoing writing bearing the date the 25th day of September, 2017, has this day acknowledged the same before me.

Given under my hand this the 25th day of September, 2017.

My commission expires

December 31, 2017



Diane M. Counts

Notary Public

The foregoing instrument was prepared by Kelly M. Young, Lane & Young, 1538 Kanawha Boulevard, East, Charleston, WV 25311, and said attorney or firm did not perform a separate title opinion on such property and by the preparation of this instrument, makes no representations or assurances to any person or persons of the extent or quality of the title to the property herein described.

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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: 10 | 12 | 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

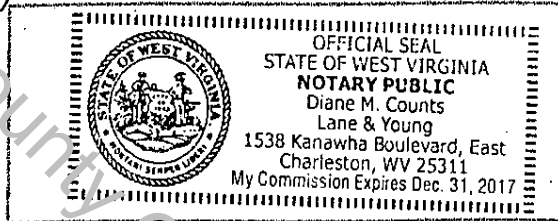
Subscribed and sworn to before me, Name of Notary Public: DIANE M. COUNTS

By the said (Name of Grantor): Katy M. Young (Agent)

On this date of: 10 | 12 | 2017

NOTARY SIGNATURE: [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: 10 | 12 | 2017

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

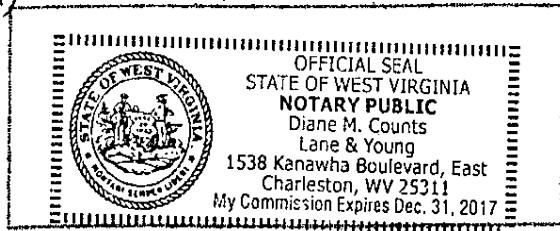
Subscribed and sworn to before me, Name of Notary Public: DIANE M. COUNTS

By the said (Name of Grantee): Katy M. Young (Agent)

On this date of: 10 | 12 | 2017

NOTARY SIGNATURE: [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