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Prepared By: |
Wendy Calvert Law Offices, P.C.
161 N Clark, Ste 4700
Chicago, Illinois 60601

Doc# 1804629087 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2018 02:45 PM PG: 1 OF 6

After Recording Return To:
Bruce M. Nebens and Carrie S. Nebens
3039 Faringford Road
Thousand Oaks, California 91361

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THE GRANTOR(S), BRUCE NEBENS AND CARRIE NEBENS, joint tenants of 405 North Wabash Avenue, Unit 4002, City of Chicago, State of Illinois, for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S) Bruce M. Nebens and Carrie S. Nebens, Trustees, or their successors in interest, of the Nebens Living Trust dated April 27, 1997, and any amendments thereto, the following described real estate, situated in County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION

Parcel 1: UNIT NUMBER 4002 IN THE RIVER PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 5, 8, 15, 16, 17, 19, 20, 22, 31 TO 39, BOTH INCLUSIVE, 41, AND 44 TO 48, BOTH INCLUSIVE, IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIES'S ADDN TO CHICAGO IN THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94758753 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758750.

PARCEL INDEX NUMBER (PIN): 17-10-132-037-1544

COMMONLY KNOWN AS: 405 North Wabash Avenue, Unit 4002, Chicago, IL ~~60610~~

60611

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall

CCRD REVIEW *R*

#60,000

6 pages

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have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.


Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

Mail Tax Statements To:



Bruce M. Nebens and Carrie S. Nebens
3039 Faringford Road
Thousand Oaks, California 91361

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		15-Feb-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-132-037-1544 | 20180201600384 | 1-951-943-200

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

REAL ESTATE TRANSFER TAX		15-Feb-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-132-037-1544 | 20180201600384 | 1-497-000 608

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Grantor Signatures:

Bruce M. Nebens Trustee

Bruce M. Nebens, Trustee on behalf of the Nebens Living Trust

DATED: 9/12/17

Carrie S. Nebens, Trustee

Carrie S. Nebens, Trustee on behalf of the Nebens Living Trust

Grantor Signatures:

DATED: 9/12/17

STATE OF CALIFORNIA, COUNTY OF VENTURA, ss:

This instrument was acknowledged before me on this _____ day of _____, _____ by *Bruce M. Nebens, Trustee on behalf of the Nebens Living Trust.*

Notary Public

Title (and Rank)

My commission expires _____

See attached notarial certificate

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STATE OF CALIFORNIA, COUNTY OF VENTURA, ss:

This instrument was acknowledged before me on this _____ day of _____, _____ by Carrie S. Nebens, Trustee on behalf of the Nebens Living Trust

Notary Public

Title (and Rank)

My commission expires _____

Property of Cook County Clerk's Office

See attached notarial certificate

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Ventura)

On 9-12-17 before me, Linda L. Noriega, Notary Public
Date Here Insert Name and Title of the Officer

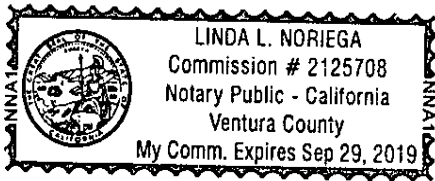
personally appeared Bruce M. Nebens and Carrie
Name(s) of Signer(s)

S. Nebens

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Linda L. Noriega
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed Document Date: 9-12-17
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: Feb 13 1. 20 18

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:

By the said (Name of Grantor): Bruce + Carrie Nebens

On this date of: 1. 20

NOTARY 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 and hold title to real estate under the laws of the State of Illinois.

DATED: Feb 13 1. 20 18

SIGNATURE: _____
GRANTEE or AGENT

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

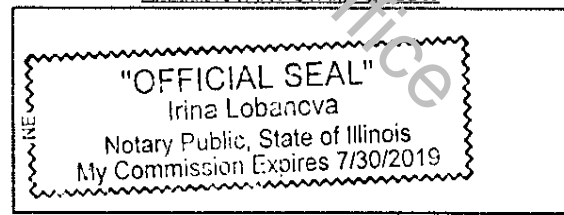
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Bruce + Carrie Nebens

On this date of: 1. 20

NOTARY 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**