

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

UNOFFICIAL COPY



Doc# 1821418096 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/02/2018 04:18 PM PG: 1 OF 5

After Recording Return to:

Amrock
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared By:

Steven Weiss, Esq.
105 West Adams Street, Suite 1850
Chicago, IL 60603
Illinois Bar ID No. 6301158

Mail Tax Statements To:

Nicole Kolter
5422 Winthrop Avenue North
Chicago, IL 60640

Tax Parcel ID Number:

14-08-210-027-1001

Order Number:

64537287 - 41612390

Record 1st
8110 4395

QUITCLAIM DEED |

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: [Signature], as Managing Member of Winthrop BMJ, LLC, date 07/12/18
NICOLE KOLTER, as Managing Member of WINTHROP BMJ, LLC

Dated this 12th day of JULY, 20 18. WITNESSETH, that, **WINTHROP BMJ, LLC**, an Illinois limited liability corporation, whose address is 2042 North Clark Street, Unit 4S, Chicago, IL 60614, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **NICOLE KOLTER**, an unmarried woman, whose address is 5422 Winthrop Avenue North, Chicago, IL 60640, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 5216 N Winthrop Avenue, Unit 1, Chicago, IL 60640, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Number: 14-08-210-027-1001

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text

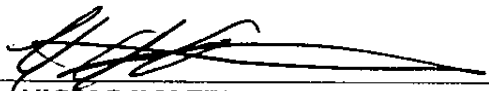
R

UNOFFICIAL COPY

of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

WINTHROP BMJ, LLC

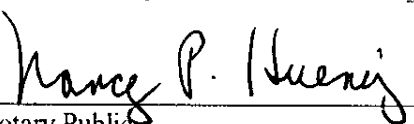


 By: NICOLE KOLTER
 Its: Managing Member


STATE OF ILLINOIS)
)
 COUNTY OF COOK) ss.

I, NANCY P. HUENING, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that NICOLE KOLTER as Managing Member of **WINTHROP BMJ, LLC**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 12th day of JULY 20 18.





 Notary Public
 My Commission Expires: 7/1/2019

REAL ESTATE TRANSFER TAX		02-Aug-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-08-210-027-1001 | 20180601696647 | 0-719-050-528

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



REAL ESTATE TRANSFER TAX		02-Aug-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-08-210-027-1001 | 20180601696647 | 0-156-405-536

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

Parcel 1: Unit 1 together with its undivided percentage interest in the common elements in 5216 North Winthrop Condominium, as delineated and defined in the Declaration recorded as Document Number 0821434112, in the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space G-1, limited common element as delineated on a survey to condominium recorded as Document Number 0821434112.

Being the same property conveyed from THE VEE CONDOMINIUM, LLC, to WINTHROP BMJ, LLC, an Illinois limited liability corporation, by Deed dated July 27, 2012, recorded August 23, 2012, as Document No. 1223612047 in Cook County Records.

Property Address: 5216 N Winthrop Avenue, Unit 1, Chicago, IL 60640

Assessor's Parcel No.: 14-08-210-027-1001



U06756341

1632 7/19/2018 81104395/2

UNOFFICIAL COPY

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: 7 | 12 | 2018

SIGNATURE: *[Signature]* AS Managing Member of Winthrop BMJ, LLC
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:

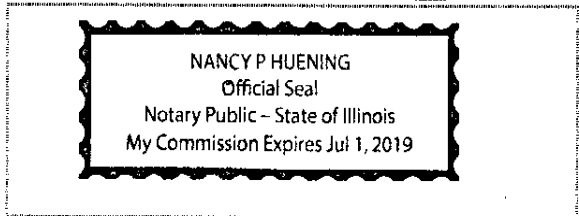
NANCY P. HUENING

By the said (Name of Grantor): Nicole Kolter, as Managing Member of Winthrop BMJ, LLC

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 12 | 2018

NOTARY SIGNATURE: Nancy P. Huening



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: 7 | 12 | 2018

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:

NANCY P. HUENING

By the said (Name of Grantee): Nicole Kolter

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 12 | 2018

NOTARY SIGNATURE: Nancy P. Huening



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)

UNOFFICIAL COPY

AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

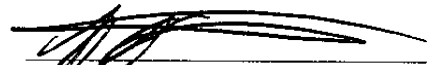
STATE OF ILLINOIS)
COUNTY OF COOK) ^{SS}

Nicole Kolter, being duly sworn on oath, states that he/she resides at 5422 Winthrop Avenue North, Chicago, Illinois 60640, and this affidavit is for the property located at 5216 North Winthrop Avenue, Unit 1, Chicago, Illinois 60640, which is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.


Nicole Kolter

SUBSCRIBED AND SWORN to before me this 12th day of JULY, 20 18

Nancy P. Huening
Notary Public
My commission expires: 7/1/2019

