

# UNOFFICIAL COPY

## Quit-Claim Deed In Trust



Doc# 1831219224 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2018 11:20 AM PG: 1 OF 4

THIS INDENTURE, WITNESSETH, THAT THE GRANTORS, Jonathan Bak and Anna Bak, parties of the first part, and the Trustees of the Jonathan Michael Bak and Anna McPartland Bak Revocable Trust, as parties of the second part

WITNESSETH, that said parties of the first part, in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, CONVEY AND QUIT-CLAIM unto parties of the second part all interest in the following described real estate situated in Cook County, Illinois, to wit:

Parcel 1: Unit "B" in the 3708 North Southport Condominiums as delineated on a survey of the following described real estate: Lot 21 (excepting therefrom commencing at the northeast corner of said lot 21, thence west 1.00 feet, thence south 1.01 feet to the point of beginning, thence west 3.50 feet, thence south 0.68 feet, thence west 1.30 feet, thence north 0.68 feet, thence west 59.27 feet thence south 6.12 feet, thence east 1.36, feet thence south 12.98 feet, thence east 0.30 feet, thence south 1.42 feet, thence west 0.30 feet, thence south 2.39 feet, thence east 14.04 feet, thence north 3.52 feet, thence east 15.92 feet, thence north 0.97 feet, thence east 1.19 feet, thence north 3.74 feet, thence east 1.26 feet, thence south 4.93 feet, thence west 0.12 feet, thence south 3.46 feet, thence east 17.67 feet, thence north 4.58 feet, thence east 0.50 feet, thence north 3.82 feet, thence east 1.25 feet, thence south 1.82 feet, thence east 6.12 feet, thence north 0.89 feet, thence east 0.79 feet, thence north 4.71 feet, thence east 4.59 feet, thence north 9.59 feet, thence west 0.50, thence north 1.00 feet to the point of beginning, all courses to follow the interior face of the vertical walls lying between elevations 86.72 feet and 98.65 feet) in Block 2 in Rood's Subdivision of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 40 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 1517034088, together with its undivided percentage in the Common Elements.

Parcel 2: the exclusive right to use of parking space P-1 as limited common elements as delineated on a survey attached to the declaration aforesaid recorded as document number 1517034088.

### REAL ESTATE TRANSFER TAX

08-Nov-2018



CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

14-20-114-039-0000 | 20181101629930 | 0-483-689-120

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

### REAL ESTATE TRANSFER TAX

08-Nov-2018



COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

14-20-114-039-0000 | 20181101629930 | 0-953-696-928

Bm

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Common Address: 3708 North Southport Avenue, #3  
Chicago, Illinois 60613

Property Index Number(s): 14-20-114-039-0000

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit, and behoove of said party of the second part forever.

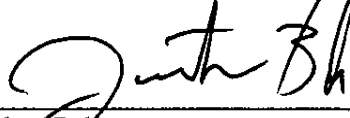
This Deed is made SUBJECT TO the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

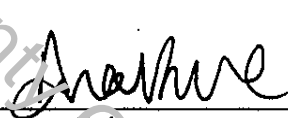
**Exempt under provisions of Paragraph (e)  
Section 31-45, Property Tax Code  
Dated this 12th day of September, 2018.**

  
Buyer, Seller or Representative

IN WITNESS WHEREOF, said parties of the first part have caused these presents to be duly executed intending to be bound thereby and said parties of the second part have caused these presents to be duly executed intending to be bound thereby.


Dated this 12th day of September, 2018.

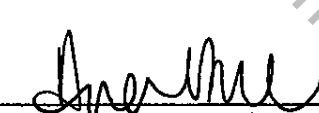
  
Jonathan Bak  
Grantor

  
Anna Bak  
Grantor

IN WITNESS WHEREOF, pursuant to 760 ILCS 5/6.5, said parties of the second part hereby accept the real estate so conveyed.

Dated this 12th day of September, 2018.

  
Jonathan Michael Bak  
Trustee

  
Anna McPartland Bak  
Trustee

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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 Jonathan Bak and Anna Bak, 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 signed, sealed and delivered said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 12th day of September, 2018.

  
 \_\_\_\_\_  
 Notary Public

Property of Cook County Clerk's Office

**PREPARED BY:**  
 Schmidt & Lerner, LLC  
 1814 Grandstand Place  
 Suite 5  
 Elgin, IL 60123

**MAIL TAX BILL TO  
 GRANTORS'/GRANTEES'  
 ADDRESS:**  
 Jonathan Michael Bak and  
 Anna McPartland Bak  
 3708 North Southport Avenue  
 # 3  
 Chicago, Illinois 60613

**MAIL RECORDED DEED TO:**  
 Scott A. Schmidt, Esq.  
 Schmidt & Lerner, LLC  
 1814 Grandstand Place  
 Suite 5  
 Elgin, IL 60123

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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: 9 | 12 | 20 18

SIGNATURE: Lee A. Lerner  
GRANTOR or AGENT

*Jonathan Bak*  
LA

**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:

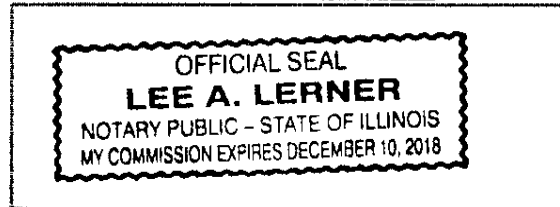
Lee A. Lerner

By the said (Name of Grantor): Jonathan Bak

**AFFIX NOTARY STAMP BELOW**

On this date of: 9 | 12 | 20 18

NOTARY SIGNATURE: [Signature]



### 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: 9 | 12 | 20 18

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:

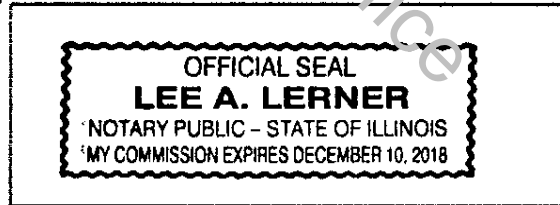
Lee A. Lerner

By the said (Name of Grantee): Jonathan Bak, Tr.

**AFFIX NOTARY STAMP BELOW**

On this date of: 9 | 12 | 20 18

NOTARY SIGNATURE: [Signature]



### 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)**