

QUIT CLAIM DEED

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Doc# 1835116099 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/17/2018 12:38 PM PG: 1 OF 4

THE GRANTOR, VERA BALAZ, a widow, of the County of Cook and State of Illinois, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, convey and quit claim to VERA BALAZ as trustee of the VERA BALAZ TRUST dated December 13, 2018, of 850 DeWitt Place, Apt #10D, Chicago, IL 60511, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit A containing the Legal Description.

Permanent Index Number (PIN): 17-03-227-022-1081

Address of Real Estate: 850 DeWitt Place, Apt #10D, Chicago, IL 60611

Exempt under provisions of 35 ILCS 200/31-45 (e).

12/13/18

Date

*Vera Balaz*  
Grantor or Representative

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

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in future, and upon any terms and for any periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract representing the manner of fixing the amount of present or future rentals; to petition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in

CCRD REVIEW *[Signature]*

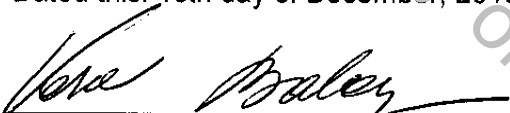
# UNOFFICIAL COPY

relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at such time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

The Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any or all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

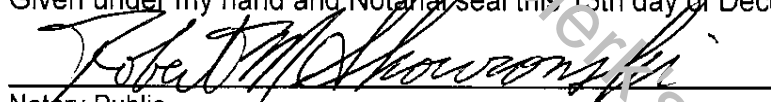
Dated this: 13th day of December, 2018.

  
 \_\_\_\_\_  
 VERA BALAZ


State of Illinois )  
 ) ss.  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Vera Balaz, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 13th day of December, 2018

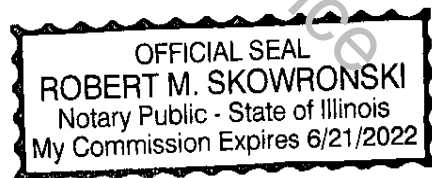
  
 \_\_\_\_\_  
 Notary Public



This Instrument Prepared By: Robert M. Skowronski, 727 Brighton Lane, La Grange, IL 60525

REAL ESTATE TRANSFER TAX		17-Dec-2018
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

17-03-227-022-1081 | 20181201659017 | 1-513-826-976

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



REAL ESTATE TRANSFER TAX		17-Dec-2018
 	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

17-03-227-022-1081 | 20181201659017 | 0-493-225-632

Mail to and Mail Subsequent Bills To:  
 Vera Balaz Trust  
 850 DeWitt Place, Apt #10D  
 Chicago, IL 60611

Address of Property:  
 850 DeWitt Place, Apt #10D  
 Chicago, IL 60611

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## Exhibit A

### Legal Description

Unit Number 10D, in the 850 DeWitt Condominium, as delineated on a survey of the following described real estate: Part of Lot "A" in the Consolidation of Lots 54 and 55 (except from said Lots the South 8 feet thereof), and Lots 56 to 58 (except from Lot 58 the west 15 feet 11 3/8 inches thereof), in Lake Shore Drive Addition to Chicago, a subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South Fractional 1/4 of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 24641583; together with its undivided percentage interest in the common elements, as set forth in said Declaration of Condominium Ownership, in Cook County, Illinois

Grantor also hereby grants to grantee, and grantee's successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This conveyance is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Subject to: 1) Covenants, conditions and restrictions of record, terms, provisions, covenants, and conditions, of the Declaration of Condominium and all amendments, if any, thereto; 2) private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; 3) encroachments if any; 4) party wall rights and agreements, if any; 5) limitations and conditions imposed by the Condominium Property Act; 6) special taxes or assessments for improvements not yet completed; 7) any unconfirmed special tax or assessment; 8) general taxes for the year 1980 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1979; 9) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

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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: 12 | 13 | 2018

SIGNATURE: *Vera Balaz*  
GRANTOR or AGENT

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

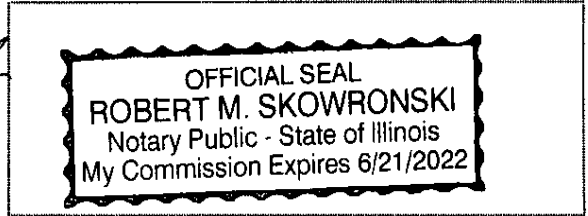
Subscribed and sworn to before me, Name of Notary Public: ROBERT M. SKOWRONSKI

By the said (Name of Grantor): VERA BALAZ

On this date of: 12 | 13 | 2018

NOTARY SIGNATURE: *Robert M. Skowronski*

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: 12 | 13 | 2018

SIGNATURE: *Vera Balaz*  
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: ROBERT M. SKOWRONSKI

By the said (Name of Grantee): VERA BALAZ, as trustee of the VERA BALAZ TRUST dated December 13, 2018

On this date of: 12 | 13 | 2018

NOTARY SIGNATURE: *Robert M. Skowronski*

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)**)