

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Statutory (Illinois)  
(Individual to Trust)

Doc#: 1835806039 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/24/2018 09:57 AM Pg: 1 of 3

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Dec ID 20181201648981  
ST/CO Stamp 0-344-041-120  
City Stamp 2-141-903-520

**FIDELITY NATIONAL TITLE** CH18033400WC  
1 of 1

The Grantor, James M. Sulzer, divorced and not since remarried, of 595 Vernon Lane, Buffalo Grove, Illinois 60089, for and in consideration of the sum of One and 00/100s-----(\$1.00) Dollars, in hand paid, CONVEY(S) and QUIT CLAIM(S) to James M. Sulzer as Trustee of the James M. Sulzer Revocable Trust dated October 29, 2018 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (Legal Description Attached)

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

Permanent Real Estate Index Number: 17-18-215-019-1240 and 17-18-215-019-1120  
Address of Real Estate: 1645 West Ogden Ave., Unit 527 and P11, Chicago, Illinois 60612

REAL ESTATE TRANSFER TAX	21-Dec-2018
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

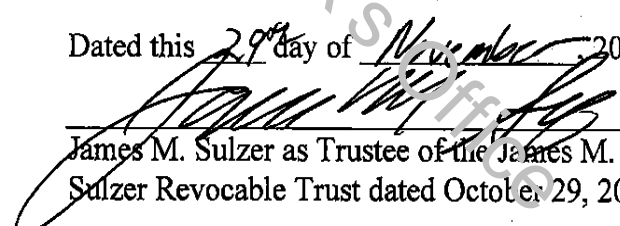
Dated this 29<sup>th</sup> day of November, 2018.

  
James M. Sulzer

17-18-215-019-1120 | 20181201648981 | 2-141-903-520  
\* Total does not include any applicable penalty or interest due.

The Grantee, James M. Sulzer as Trustee under the provision of the James M. Sulzer Revocable Trust dated October 29, 2018 hereby acknowledges and accepts this conveyance into said Trust.

Dated this 29<sup>th</sup> day of November, 2018.

  
James M. Sulzer as Trustee of the James M. Sulzer Revocable Trust dated October 29, 2018

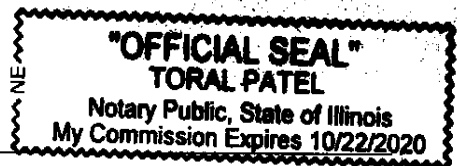
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James M. Sulzer, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29<sup>th</sup> day of November 2018.

Commission expires: 10/22/2020

  
NOTARY PUBLIC



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**LEGAL DESCRIPTION**

UNIT 527 AND P11 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARAMOUNT LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0603034034, IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Of premises commonly known as: 1645 West Ogden Ave., Unit 527 and P11, Chicago, Illinois 60612

PIN Number: 17-18-215-019-1240 and 17-18-215-019-1120

REAL ESTATE TRANSFER TAX		21-Dec-2018	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
17-18-215-019-1120		20181201648981   0-344-041-120	

**MAIL TO:**  
**Sulzer & Shopiro, Ltd**  
**20 N. Wacker Ave., Suite 2250**  
**Chicago, Illinois 60606**

**SEND SUBSEQUENT TAX BILLS TO:**  
**James M. Sulzer**  
**595 Vernon Lane**  
**Buffalo Grove, Illinois 60089**

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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: 11 | 29 | 2018

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: \_\_\_\_\_

Toral Patel

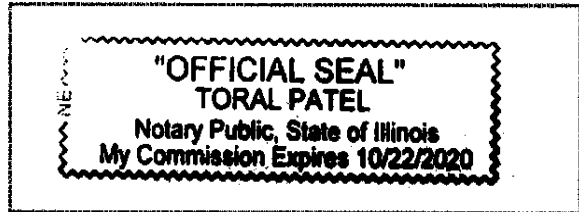
By the said (Name of Grantor): James M. Sulzer

On this date of: 11 | 29 | 2018

NOTARY SIGNATURE: \_\_\_\_\_

Toral Patel

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: 11 | 29 | 2018

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: \_\_\_\_\_

Toral Patel

By the said (Name of Grantee): James M. Sulzer, Trustee

On this date of: 11 | 29 | 2018

NOTARY SIGNATURE: \_\_\_\_\_

Toral Patel

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)**)