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Doc# 1907706178 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/18/2019 03:04 PM PG: 1 OF 5

QUIT CLAIM DEED

THE GRANTOR JEFFREY E. LEEB, an unmarried man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and QUITCLAIMS** to **Jeffrey E. Leeb, as Trustee of The Jeffrey E. Leeb Living Trust, U/A dated March 15, 2019**, 405 N. Wabash Avenue, No. 2907, Chicago, IL 60611, all interest in the following real estate situated in Cook County, State of Illinois to wit:

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

SEE ATTACHED EXHIBIT A

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time at the time of the execution of this instrument, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Permanent Real Estate Index Number: 17-10-132-040-1185

Address(es) of Real Estate: 405 N. Wabash Avenue, Unit Number C-29, Chicago, IL 60611

Dated this 15th day of March, 2019.

Jeffrey E. Leeb
JEFFREY E. LEEB

ACCEPTANCE BY TRUSTEE

I, Jeffrey E. Leeb, 405 N. Wabash Avenue, No. 2907, Chicago, IL 60611, as Trustee under the provisions of the Jeffrey E. Leeb Living Trust, U/A dated March 15, 2019 hereby accept the conveyance of the property described in this instrument to said Trust.

Dated this 15th day of March, 2019.

Jeffrey E. Leeb
JEFFREY E. LEEB, TRUSTEE

REAL ESTATE TRANSFER TAX

18-Mar-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-10-132-040-1185 | 20190301624562 | 0-574-125-472

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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 **Jeffrey E. Leeb**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, both personally and as Trustee, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a 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 15th day of March, 2019.

REAL ESTATE TRANSFER TAX		18-Mar-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-132-040-1185 | 20190301624567 | 0-800-351-648

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

Emily K. Root
Notary Public
Commission expires: 05/24/22

Exempt under Paragraph (e), Section 31-45;
Illinois Real Estate Transfer Tax Act

3/15/19
Date Emily K. Root
Buyer, Seller or Representative

Prepared: Sexauer Law, P.C., 150 N. Michigan Avenue, Suite 800, Chicago, IL 60601

Tax Bills: Jeffrey E. Leeb, 405 N. Wabash Avenue, No. 2907, Chicago, IL 60611

Mail to: Sexauer Law, P.C., 150 N. Michigan Avenue, Suite 800, Chicago, IL 60601

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EXHIBIT A

UNIT C-29 IN THE 405 N. WABASH PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 9, 11 AND 12 IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST ¼ OF SECTION 10 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM VARIOUS PARCELS FOR RAMPS AT LEVELS P1, G1, G2, G3, AND G4; WHICH SURVEY IS ATTACHED AS EXHIBIT A-2 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00977089, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 00977089, AS AMENDED FROM TIME TO TIME.

EASEMENT RESERVED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00977089, OVER THE COMMON ELEMENTS FOR THE PURPOSE OF MAKING IMPROVEMENTS ON THE FUTURE DEVELOPMENT PARCEL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 OF CONDOMINIUM, 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 DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

- (A) THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;
- (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR
- (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSATION OF THE BUILDING TO A CONDOMINIUM. THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
 - 1) LAND RESERVATION AGREEMENT BETWEEN RIVER PLAZA VENTURE, AN ILLINOIS LIMITED PARTNERSHIP, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 91123 AND FIELD ENTERPRISES, INC. DATED SEPTEMBER 1, 1975 AND RECORDED SEPTEMBER 10, 1975 AS DOCUMENT 23217942 AND AMENDED BY INSTRUMENT RECORDED SEPTEMBER 15, 1975 AS SOCUMENT 12225130 AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN, FURTHER AMENDED BY INSTRUMENT RECORDED DECEMBER 11, 1986 AS DOCUMENT

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- 86593570 AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.
- 2) NOTATION SHOWN ON PLAT OF RIVER PLAZA RESUBDIVISION RECORDED AS DOCUMENT 94758749 THAT THE PROPERTY LOCATED IN ZONE "C" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170074 0060 B, EFFECTIVE DATE JUNE 1, 1981.
 - 3) NOTATIONS SHOWN ON PLAT RECORDED AUGUST 26, 1994 AS DOCUMENT 94758749 RELATING TO SEWER SERVICE.
 - 4) TERMS AND PROVISIONS OF THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 26, 1994 AS DOCUMENT 94758780 AND AS AMENDED BY FIRST AMENDMENT RECORDED FEBRUARY 18, 2000 AS DOCUMENT 00122313 WHICH PROVIDES FOR EASEMENTS IN FAVOR OF THE RESIDENTIAL PROPERTY, THE COMMERCIAL PROPERTY AND THE GARAGE PROPERTY ALL AS HEREIN DEFINED AND DESCRIBED, SERVICES; STRUCTURAL SUPPORT; TAXES; INSURANCE; MAINTENANCE AND REPAIR; DAMAGE TO THE IMPROVEMENTS; LIENS; RIGHTS AND REMEDIES; ARBITRATION; CONDEMNATION; ESTOPPEL CERTIFICATES; CONDOMINIUM ASSOCIATION; PARKING; ALTERATIONS; NOTICES; AND LIMITATIONS OF LIABILITY.
 - 5) TERMS AND PROVISIONS OF AGREEMENT DATED MAY 2, 1978 AND RECORDED MAY 3, 1978 AS DOCUMENT 24430624 BETWEEN FIELD ENTERPRISES, INC. AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 10, 1975 AND KNOWN AS TRUST NUMBER 91123 RELATING TO THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF ENCROACHMENTS AS SHOWN AND DEFINED IN SAID INSTRUMENT.
 - 6) MANAGEMENT AGREEMENT, DATED FEBRUARY 4, 2000 BETWEEN RIVER PLAZA, LLC AND STANDARD PARKING CORPORATION, AS DISCLOSED BY ALTA STATEMENT DATED FEBRUARY 8, 2000.
 - 7) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
 - 8) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE.
 - 9) ACTS DONE OR SUFFERED BY OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE.
 - 10) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES.
 - 11) UTILITY EASEMENTS.
 - 12) ENCROACHMENTS, IF ANY, WHICH DO NOT AFFECT THE USE OF THE UNIT AS A PARKING SPACE.

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated this 15th day of March, 2019.

Jeffrey E. Leeb
JEFFREY E. LEEB



Subscribed and sworn to before me by the said Jeffrey E. Leeb on this 15th day of March, 2019

Notary Public: Emily K. Root

The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated this 15th day of March, 2019.

Jeffrey E. Leeb
JEFFREY E. LEEB, TRUSTEE



Subscribed and sworn to before me by the said Jeffrey E. Leeb on this 15th day of March, 2019

Notary Public: Emily K. Root

NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)