

# UNOFFICIAL COPY

## QUITCLAIM DEED

This instrument was prepared by  
and after recording return to:

John J. Hayes  
Pedersen & Houpt  
161 N. Clark Street  
Suite 2700  
Chicago, IL 60601



Doc# 1910817065 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/18/2019 02:19 PM PG: 1 OF 4

*The above space reserved for Recorders use only.*

On the 27<sup>th</sup> day of March 2019, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, RICHARD M. FOLEY and ANNE C. FOLEY, husband and wife ("Grantor"), with an address of 540 West Webster Avenue, Unit 611, Chicago, Illinois 60614, CONVEY and QUITCLAIM: a one-half (½) undivided interest to RICHARD M. FOLEY, as Trustee, or his successor in trust, under the provisions of a trust agreement dated May 3, 2018, and known as the RICHARD M. FOLEY REVOCABLE TRUST, as amended and restated from time to time, the beneficial interest of said trust being held by RICHARD M. FOLEY; and a one-half (½) undivided interest to ANNE C. FOLEY, as Trustee, or her successor in trust, under the provisions of a trust agreement dated May 3, 2018, and known as the ANNE C. FOLEY REVOCABLE TRUST, as amended and restated from time to time, the beneficial interest of said trust being held by ANNE C. FOLEY, as Tenants by the Entirety ("Grantee"), with an address of 540 West Webster Avenue, Unit 611, Chicago, Illinois 60614, all of their interest in the Real Estate situated in the County of Cook, in the State of Illinois, and legally described as follows:

See Legal Description attached as Exhibit A.

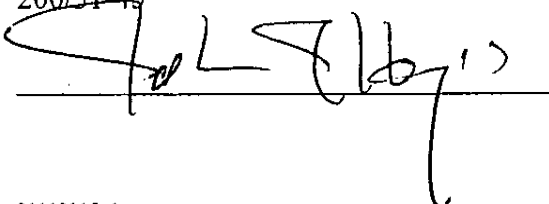
Property Address: 540 West Webster Avenue, #611, Chicago Illinois 60614

Parking Space P-3, 4, S-SL69

PIN: 14-33-112-054-1049

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust(s) and for the uses and purposes in said trust agreement(s), as amended from time to time. The said Grantors and Grantees hereby expressly intend that their interests are to be held as tenants by the entirety despite the property being held in a revocable trust. (735 ILCS 5/12-112 & 765 ILCS 1005/1c).

Exempt pursuant to subparagraph e, Section 4 of the Illinois Real Estate Transfer Act, 35 ILCS 200/31-45



Dated: 3/27/2019

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IN WITNESS WHEREOF, the Grantors have executed this Deed as of the day and year first above written.

*Richard M. Foley*  
 RICHARD M. FOLEY

*Anne C. Foley*  
 ANNE C. FOLEY

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 RICHARD M. FOLEY, personally known to me to be the same person whose name is subscribed to the foregoing, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of March, 2019.



*Michelle Herrera*  
 Notary Public

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 ANNE C. FOLEY, personally known to me to be the same person whose name is subscribed to the foregoing, 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 official seal, this 27<sup>th</sup> day of March, 2019.



*Michelle Herrera*  
 Notary Public

**Send subsequent tax bills to:**  
 RICHARD M. FOLEY, Trustee  
 ANNE C. FOLEY, Trustee  
 540 W. Webster Avenue, #611  
 Chicago, Illinois 60614


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## Exhibit A LEGAL DESCRIPTION

Parcel 1: Unit 611 together with its undivided percentage interest in the common elements in Webster Square Residences Condominium, as delineated and defined in the Declaration recorded as document number 1636539020, in the Northwest  $\frac{1}{4}$  of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.



Parcel 2: Exclusive right to the use of P-3, 4, S-SL69, limited common elements, to Unit 611, and limited common elements as delineated on the Declaration of Condominium and Plat of Survey recorded December 31, 2016 as document number 1636539020.

Parcel 3: Temporary and perpetual non-exclusive (A) General Construction Easement (B) Structural Support Easements (C) Utility and Facility Easements and (D) Additional Easements for (I) Permanent Encroachments, (II) Incidental Encroachments, (III) Ingress and Egress to permit maintenance, and (IV) Ingress and Egress over, across and through the garage areas appurtenant to and for the benefit of Parcel 1 as described and defined in the Declaration of Easements for Webster Square (SubArea 2) dated March 19, 2013 and recorded March 20, 2013 as document number 1307916122 and re-recorded May 6, 2015 as document number 1512616076.

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

14-33-112-054-1049 | 20190401645329 | 0-823-880-608

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

REAL ESTATE TRANSFER TAX		18-Apr-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-33-112-054-1049 | 20190401645329 | 1-895-000-992

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 limited liability company or a foreign limited liability company 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.

Date: April 11, 2019

Signature Karen O'Malley, Agent

SUBSCRIBED and SWORN to before me this 11 day of April, 2019.

Kristen Oblazny  
Notary Public



The grantee or its agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Date: April 11, 2019

Signature Karen O'Malley, Agent

SUBSCRIBED and SWORN to before me this 11 day of April, 2019.

Kristen Oblazny  
Notary Public



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.