



1919616149

This Instrument Prepared By and
Upon Recordation Return To:

Martin P. Ryan, Esq.
BURKE, WARREN, MacKAY
& SERRITELLA, P.C.
330 North Wabash Avenue, 21st Floor
Chicago, Illinois 60611

Doc# 1919616149 Fee \$88.00

HSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/15/2019 04:41 PM PG: 1 OF 4

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the **Grantors**, KURT GUTFREUND and NANCY S. GUTFREUND, husband and wife, of 33 E. Bellevue Place, Unit #4E, Chicago, Illinois 60611, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and WARRANT **an undivided one half (1/2) interest as Tenant in Common**, unto KURT GUTFREUND, not individually, but as Trustee of the KURT GUTFREUND 1998 TRUST w/a/d May 14, 1998, as amended, and unto all and every successor in trust or assign, of 33 E. Bellevue Place, Unit #4E, Chicago, Illinois 60611, and **an undivided one half (1/2) interest as Tenant in Common** unto NANCY S. GUTFREUND, not individually, but as Trustee of the NANCY S. GUTFREUND 1998 TRUST w/a/d May 14, 1998, as amended, and unto all and every successor in trust or assign, of 33 E. Bellevue Place, Unit #4E, Chicago, Illinois 60611, **Grantees**, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Commonly known as: 33 E. Bellevue Place, Unit #4E, Chicago, Illinois 60611
Permanent Real Estate Index Number: 17-03-204-068-1006 (previously 17-03-204-010-0000)

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

Grantor also hereby grants to 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.

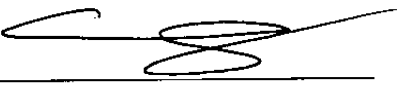
This conveyance is subject to: General real estate taxes for the year 2019 and subsequent years, not yet due and payable; all rights, terms, provisions, options, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; limitations and conditions imposed by the Condominium Property Act.

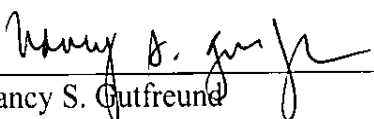
[SIGNATURE PAGE TO FOLLOW]

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UNOFFICIAL COPY

Dated this 10 day of July, 2019

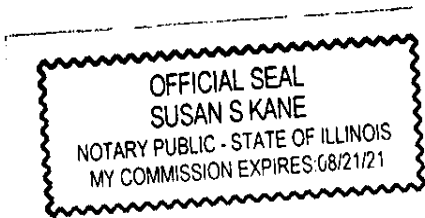

Kurt Gutfreund


Nancy S. Gutfreund

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that KURT GUTFREUND and NANCY S. GUTFREUND, husband and wife, 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 act, for the uses and purposes therein set forth.

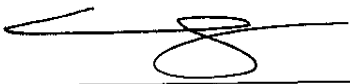
GIVEN under my hand and official seal this 10th day of July, 2019.





Notary Public

My Commission Expires: 8/21/21

EXEMPT UNDER PROVISIONS OF SECTION 31-45, PARAGRAPH (E), REAL ESTATE TRANSFER TAX ACT 35 ILCS 200/31, et. seq.; AND COOK COUNTY ORD. 93-0-27 PAR. E.


Kurt Gutfreund



Dated: 7/10/2019, 2019

REAL ESTATE TRANSFER TAX		15-Jul-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-03-204-068-1006- | 20190701630190 | 0-790-591-584

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

MAIL SUBSEQUENT TAX BILLS TO:
Kurt Gutfreund, Trustee
Nancy S. Gutfreund, Trustee
33 E. Bellevue Place, Unit #4E
Chicago, Illinois 60611

REAL ESTATE TRANSFER TAX		15-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-03-204-068-1006 | 20190701630190 | 1-509-147-744

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EXHIBIT A

Legal Description

UNIT NO. 4E IN THE 33 EAST BELLEVUE CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5, 6, 7 AND THE WEST 21 1/2 FEET OF LOT 8 (EXCEPT THE SOUTH 8 FEET OF SAID LOT CONDEMNED AND USED FOR ALLEY) IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 7 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL IN SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 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 93032608 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P8 AND P9, AND STORAGE ROOM 'E', A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 93032608.

Commonly known as: 33 E. Bellevue Place, Unit #4E, Chicago, Illinois 60611
Permanent Real Estate Index Number: 17-03-204-068-1006 (previously 17-03-204-010-0000)

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their knowledge, the names of the grantees 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: 7-12-19

Christine L. McGahan – Agent for Grantors

Subscribed and Sworn to before me
this 12th day of July, 2019



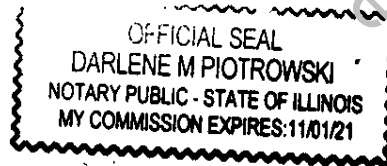
Darlene M. Piotrowski
(Notary Public)

The grantees or their agent affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are 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: 7-12-19

Christine L. McGahan – Agent for Grantees

Subscribed and Sworn to before me
this 12th day of July, 2019



Darlene M. Piotrowski
(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.