

UNOFFICIAL COPY

**QUIT CLAIM DEED
GENERAL**

MAIL TO:

Tim Higgins
3946 N. Ravenswood, Unit 508
Chicago, Illinois 60613

TAXPAYER ADDRESS:

Tim Higgins
3946 N. Ravenswood, Unit 508
Chicago, Illinois 60613



1920717023

Doc# 1920717023 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2019 10:00 AM PG: 1 OF 6

THE GRANTORS, **TIM HIGGINS and JILL M. HIGGINS, Husband and Wife**, for and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys and quit claims to **TIMOTHY R. HIGGINS and JILL M. HIGGINS, as Co-Trustees of THE TIMOTHY R. HIGGINS and JILL M. HIGGINS, DATED: JULY 16, 2019**, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNITS 508-G, G-35 & G-38 IN THE METRO NORTH CONDOMINIUM AT VARIOUS LOCATIONS AND ELEVATIONS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 1, 2, 3, 4, 5 AND 6 AND LOT 7 (EXCEPT THE WEST 14.1 FEET THEREOF AND ALSO EXCEPT THE EAST 8 FEET OF THE WEST 22.1 FEET OF THE NORTH 70 FEET THEREOF) IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND OF LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623739044, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EXEMPT FROM TRANSFER TAX PURSUANT TO PARAGRAPH E, SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.


TIM HIGGINS

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P
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M
SC
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INT

16/16/19

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SUBJECT TO: General real estate taxes for the year 2019, covenants, conditions and restrictions (if any) of record.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Index Numbers: 14-19-201-036-1024, 14-19-201-036-1079 and
14-19-201-036-1082.

Address of Real Estate: 3946 N. Ravenswood, Units 508, G-35 & G-38, Chicago, Illinois 60613.

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, 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 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 respecting the manner of fixing the amount of present or future rentals; to partition 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 consideration 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 the application of any purchase money, rent, or money borrowed or advanced on said premises, or be 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 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 the time of the delivery thereof, the trust

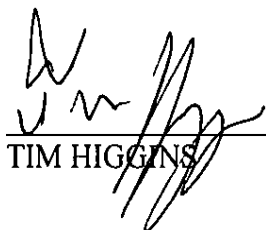
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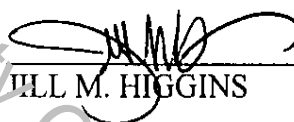
created by this Indenture and by said trust agreement was in full force and effect; b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon 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 earning 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.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals on this the 16 day of July, 2019.




TIM HIGGINS


WILL M. HIGGINS

REAL ESTATE TRANSFER TAX		26-Jul-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-19-201-036-1024 | 20190701642190 | 0-172-979-296

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

REAL ESTATE TRANSFER TAX		26-Jul-2019
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00

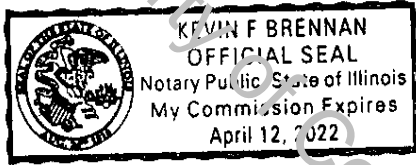
14-19-201-036-1024 | 20190701642190 | 1-228-803-168

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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, certify that TIM HIGGINS and JILL M. HIGGINS, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their 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 16th day of July, 2019.



Kevin F. Brennan
(Notary Public)

Prepared By: *Attorney Kevin F. Brennan* 155 N. Michigan, Suite 700, Chicago, IL 60601.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 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: 7-16-19

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said TIM HIGGINS this 16th day of July, 2019.



[Handwritten Signature]
Notary Public

The grantee or his/her agent affirms that, to the best of his/her 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 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: 7/16/19

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said JILL M. HIGGINS this 16th day of July, 2019.



[Handwritten Signature]
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.

(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).

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ACCEPTANCE BY TRUSTEE

THE FOREGOING CONVEYANCE OF TITLE IS HEREBY ACCEPTED BY
TIMOTHY R. HIGGINS and JILL M. HIGGINS, as Co-Trustees of THE TIMOTHY R.
HIGGINS and JILL M. HIGGINS TRUST, DATED: JULY 16, 2019.



TIMOTHY R. HIGGINS, as Co-Trustee of THE
TIMOTHY R. HIGGINS and JILL M. HIGGINS
TRUST, DATED: JULY 16, 2019.



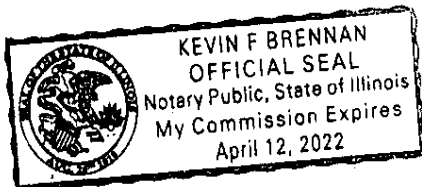
JILL M. HIGGINS, as Co-Trustee of THE
TIMOTHY R. HIGGINS and JILL M. HIGGINS
TRUST, DATED: JULY 16, 2019.

Property of Cook County Clerk's Office

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 TIMOTHY R. HIGGINS and JILL M. HIGGINS, personally known to
me to be the Co-Trustees of THE TIMOTHY R. HIGGINS and JILL M. HIGGINS TRUST,
DATED: JULY 16, 2019 and 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, as such Co-Trustees, they signed and delivered the said instrument, pursuant
to the authority given by THE TIMOTHY R. HIGGINS and JILL M. HIGGINS TRUST,
DATED: JULY 16, 2019 and the laws of the State of Illinois, as their free and voluntary act, and
as the free and voluntary act and deed of said THE TIMOTHY R. HIGGINS and JILL M.
HIGGINS TRUST, DATED: JULY 16, 2019, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of July, 2019.




NOTARY PUBLIC