

# UNOFFICIAL COPY

## QUITCLAIM DEED

THE GRANTOR, Janet Chambless, of County of Cook, State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and QUITCLAIMS unto Janet Chambless, Trustee of Janet Chambless Trust dated August 2, 2019, and any amendments thereto, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed all her interest in and to the following described real estate in the County of Cook and State of Illinois, to wit:



Doc# 1922617064 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/14/2019 11:48 AM PG: 1 OF 5

### SEE EXHIBIT "A" CONTAINING LEGAL DESCRIPTION

Common Address: 1550 West Cornelia Avenue, Unit 406 and GU-15, Chicago, Illinois 60657

Permanent Index Number: 14-20-300-030-1018 and 14-20-300-030-1037

DATED this 2nd day of August 2019.

Janet Chambless

This transaction is exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

DATED this 2nd day of August 2019


Janet Chambless



### ACCEPTANCE BY TRUSTEE:

I, Janet Chambless, as Trustee of the Janet Chambless Trust, dated August 2, 2019, hereby accept the conveyance of the property described in this instrument to said Trust.

DATED this 2nd day of August 2019

Janet Chambless, Trustee

REAL ESTATE TRANSFER TAX		14-Aug-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		14-Aug-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-20-300-030-1018 | 20190801656205 | 1-307-835-488

14-20-300-030-1018 | 20190801656205 | 2-010-152-032

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

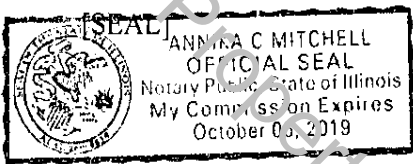
SY  
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INT #

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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 of Illinois, DO HEREBY CERTIFY that Janet Chambless, personally known to me to be the same person whose name is subscribed to the foregoing instrument, both individually and as Trustee, appeared before 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 2nd day of August, 2019.



Annika C. Mitchell  
NOTARY PUBLIC

**MAIL DEED AND TAX BILL TO:**

Janet Chambless, Trustee  
Janet Chambless Trust  
1550 W. Cornelia Ave., Unit 406  
Chicago, IL 60657

**PREPARED BY:**

Annika Mitchell, Attorney at Law  
Mitchell Law Firm, LLC  
55 East Monroe Street, Suite 3800  
Chicago, IL 60603

CLERK OF COOK COUNTY CLERK'S OFFICE

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## Exhibit A

PARCEL 1: UNIT 406, AND GU-15 IN THE VUE LAKEVIEW I CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 23, 22, 21 AND 20 (EXCEPTING FROM EACH OF SAID LOTS THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 20) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF ASHLAND AVENUE AS WIDENED, WHICH POINT IS 4.62 FEET SOUTH OF THE NORTH LINE OF SAID LOT 20; THENCE EAST 106.75 FEET TO A POINT ON THE EAST LINE OF SAID LOT 20 WHICH IS 4.62 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH, ALONG THE EAST LINES OF SAID LOTS 20, 21, 22, AND 23, TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE WEST, ALONG THE SOUTHLINE OF SAID LOT 23, TO A POINT ON THE EAST LINE OF ASHLAND AVENUE AS WIDENED; THENCE NORTH, ALONG SAID WIDENED LINE, 112.04 FEET MORE OR LESS TO THE PLACE OF BEGINNING, EXCEPT THE FOLLOWING DESCRIBED TWO PARCELS: (1) THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING BELOW AN ELEVATION OF 31.09 FEET (CITY OF CHICAGO DATUM), SAID ELEVATION BEING THE TOP OF THE CONCRETE FLOOR, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 23; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ON AN ASSUMED BEARING, 52.93 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST FACE OF AN INTERIOR WALL; THENCE CONTINUING NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID WEST FACE, 2.48 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 16.60 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL, THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID FACE, 6.90 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 7.59 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID FACE, 7.83 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE NORTH 9 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 6.02 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, ALONG SAID FACE, 7.50 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 10 SECONDS EAST, ALONG SAID FACE, 18.59 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID FACE, 41.82 FEET TO A POINT ON THE EAST FACE OF A WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID FACE, 7.56 FEET, TO A POINT ON THE NORTH FACE OF A WALL, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID FACE, 4.34 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID FACE, 12.83 FEET TO A POINT ON THE SOUTH FACE OF A WALL; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID FACE, 4.34 FEET TO A POINT ON THE EAST FACE OF A WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID FACE, 21.08 FEET TO A POINT ON THE SOUTH FACE OF A WALL; THENCE SOUTH 52 DEGREES 17 MINUTES 10 SECONDS EAST, ALONG SAID FACE, 2.79 FEET; THENCE SOUTH 59 DEGREES 05 MINUTES 45 SECONDS EAST, ALONG SAID FACE, 3.15 FEET, THENCE SOUTH 66 DEGREES 19 MINUTES 11 SECONDS EAST, ALONG SAID FACE, 3.15 FEET; THENCE SOUTH 73 DEGREES 32 MINUTES 38 SECONDS EAST, ALONG SAID FACE, 3.15 FEET; THENCE SOUTH 80 DEGREES 56 MINUTES 25 SECONDS EAST, ALONG SAID FACE, 3.30 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, ALONG SAID FACE, 3.10 FEET TO A POINT ON THE EAST FACE OF A WALL; THENCE SOUTH 0 DEGREES 2 MINUTES 10 SECONDS EAST, ALONG SAID FACE, 3.80 FEET TO A POINT ON THE NORTH FACE OF A WALL; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, ALONG SAID FACE, 4.73 FEET TO A POINT ON THE WEST FACE OF A WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 4.30 FEET TO A POINT ON THE NORTH FACE OF A WALL; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, ALONG SAID FACE, 13.42 FEET TO A POINT ON THE EAST FACE OF A WALL; THENCE SOUTH 0 DEGREES 2 MINUTES 10 SECONDS EAST, ALONG SAID FACE, 4.30 FEET TO A

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POINT ON THE NORTH FACE A WALL; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, ALONG SAID FACE, 17.52 FEET TO THE POINT OF BEGINNING; (2) THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING BELOW AN ELEVATION OF 30.33 FEET (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CONCRETE CEILING ELEVATION AND ABOVE TO THE FOLLOWING VERTICALLY PLANED ELEVATION (THE WEST EDGE OF THE FOLLOWING DESCRIBED PARCEL BEING AT AN ELEVATION OF 18.85 (CITY OF CHICAGO DATUM) AND THE EAST EDGE OF THE FOLLOWING DESCRIBED PARCEL BEING AT AN ELEVATION OF 19.36 FEET (CITY OF CHICAGO DATUM) SAID VERTICAL PLANE DESCRIBING THE TOP OF THE CONCRETE FLOOR): SAID PARCEL COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ON AN ASSUMED BEARING, ALONG THE EAST LINE OF SAID LOT 12, 0.97 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH FACE OF A CONCRETE WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID EXTENSION, 0.97 FEET TO A POINT OF BEGINNING AT THE INTERSECTION OF THE WEST FACE OF CONCRETE WALL AND SAID NORTH FACE, THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID NORTH FACE, 26.51 FEET TO A POINT ON THE EAST FACE OF A CONCRETE WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 0.73 FEET TO A POINT ON THE NORTH FACE OF A CONCRETE WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID FACE, 4.25 FEET TO A POINT ON THE WEST FACE OF A CONCRETE WALL; THENCE SOUTH 0 DEGREES 2 MINUTES 10 SECONDS EAST, ALONG SAID FACE, 0.73 FEET TO A POINT ON THE NORTH FACE OF A CONCRETE WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID FACE, 2.67 FEET TO A POINT ON THE EAST FACE OF A CONCRETE WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 5.05 FEET TO A POINT ON THE SOUTH FACE OF A CONCRETE WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 12.15 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH EDGE OF A PAINTED PARKING STRIPE; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, ALONG SAID EXTENSION, SAID NORTH EDGE AND THE EASTERLY EXTENSION THEREOF, 34.41 FEET TO A POINT ON THE WEST FACE OF A CONCRETE WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID FACE, 17.20 FEET TO THE POINT OF BEGINNING; ALL IN BLOCK 4 IN LAKE PARK ADDITION TO LAKEVIEW IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0804403000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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.

COMMONLY KNOWN AS: 1550 WEST CORNELIA AVENUE, UNIT 406 AND GU-15, CHICAGO, ILLINOIS 60657

14-20-300-030-1018 AND 14-20-300-030-1037

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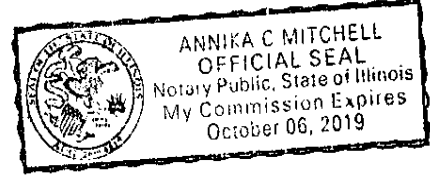
## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or her Agent affirms that, to the best of 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, 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: August 2, 2019

Signature: Janet Chambless  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor Janet Chambless  
This 2nd day of August, 2019  
Notary Public Annika C. Mitchell



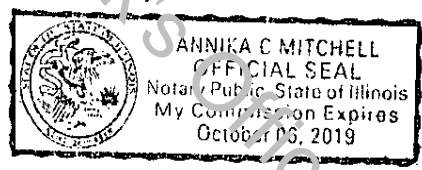
[SEAL]

The **Grantee** or her Agent affirms that, to the best of 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, 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: August 2, 2019

Signature: Janet Chambless  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee Janet Chambless  
This 2nd day of August, 2019  
Notary Public Annika C. Mitchell



[SEAL]

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