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1923922013

TRUSTEE'S DEED Joint Tenants

Doc# 1923922013 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/27/2019 09:30 AM PG: 1 OF 4

Mail to:

Joseph R. Ziccardi, Esq.
77 W. Washington, Suite 705
Chicago, Illinois 60602

This Trustee's Deed, made this 15th day of August 2019 between Laura J. Tomkins as Trustee of the Laura J. Tomkins Irrevocable Gift Trust Agreement dated November 23, 2009, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Laura J. Tomkins and Lorraine Garofalo-Spiro, the following described Real Estate situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

COMMONLY KNOWN AS: 1550 North Lake Shore Drive, Unit 15C
Chicago Illinois 60610

PARCEL NO.: 17-03-101-029-1092

SUBJECT TO: A) Covenants, Conditions, and Restrictions of Record; B) Private, Public, and Utility Easements, Roads, and Highways, if any; and C) General real estate taxes not yet due and payable, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises not as tenants in common but as joint tenants forever.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every trust deed or mortgage, if any, of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the Trustee has caused his name to be signed to these presents the day and year first written above.

Laura J. Tomkins

Laura J. Tomkins as Trustee of the Laura J. Tomkins Irrevocable Gift Trust dated November 23, 2009

Exempt under provision of Paragraph (e) of Section 31-45 of the Property Tax Code

Laura J. Tomkins
Laura J. Tomkins

August 15, 2019

S Y
P 4
S
M X
SC
E X
INT AB

Prepared by: Joseph R. Ziccardi
77 W. Washington St, Suite 705
Chicago, Illinois 60602-3641

REAL ESTATE TRANSFER TAX		27-Aug-2019
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *



17-03-101-029-1092 | 20190801671790 | 1-493-283-424

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

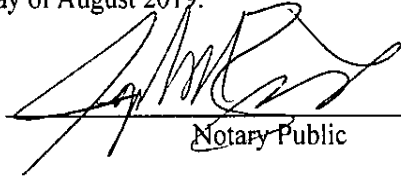
UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Laura J. Tomkins as Trustee, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as her 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 notarial seal this 15th day of August 2019.





Notary Public

REAL ESTATE TRANSFER TAX		27-Aug-2019	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
17-03-101-029-1092 20190801671790 0-529-281-632			

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

UNIT 15 C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1550 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24143177, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

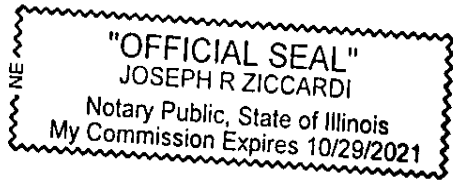
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: August 15, 2019

Signature Laura J. Tomkins
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
This 15th day of August 2019

Notary Public [Signature]



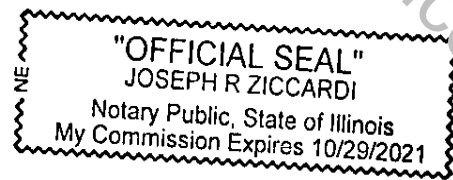
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated: August 15, 2019

Signature Laura J. Tomkins
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 15th day of August 2019

Notary Public [Signature]



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 Act.)