

UNOFFICIAL COPY



\*1924740015\*

Doc# 1924740015 Fee \$93.00

Prepared by:  
Patrick N. Goodwin, Esquire, a  
licensed attorney in this state  
c/o BCCH Inc.,  
181 Montour Run Road,  
Coraopolis, PA 15108

CHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 09/04/2019 10:11 AM PG: 1 OF 5

When recorded, return deed to:  
BCHH Inc., 181 Montour Run Road,  
Coraopolis, PA 15108  
Mail tax bills to Grantee(s) at:  
MICHAEL ROBERT KAUFMAN,  
TRUSTEE, UNDER THE MARGARET  
KAUFMAN REVOCABLE TRUST,  
DATED OCTOBER 31, 2007, AS  
AMENDED SEPTEMBER 9, 2010, AND  
MARGARET KAUFMAN, AN  
UNMARRIED WOMAN  
5500 LINCOLN AVENUE, UNIT 508,  
MORTON GROVE, IL 60053  
*Exempt under provisions of Paragraph e*

Section 31-45, Property Tax Code

4-10-19 Thomas Westman

Space above this line for Recorder's Use

Date Buyer, Seller or Representative

**QUIT CLAIM DEED**

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MICHAEL ROBERT KAUFMAN, TRUSTEE, UNDER THE MARGARET KAUFMAN REVOCABLE TRUST, DATED OCTOBER 31, 2007, whose address is 5500 LINCOLN AVENUE, UNIT 508, MORTON GROVE, IL 60053 ("Grantor(s)"), does hereby convey and quitclaim to MICHAEL ROBERT KAUFMAN, TRUSTEE, UNDER THE MARGARET KAUFMAN REVOCABLE TRUST, DATED OCTOBER 31, 2007, AS AMENDED SEPTEMBER 9, 2010, AND MARGARET KAUFMAN, AN UNMARRIED WOMAN, with an address of 5500 LINCOLN AVENUE, UNIT 508, MORTON GROVE, IL 60053 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT: UNIT NO. 508 W" IN THE LOTUS CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THAT PART OF LOT 1 IN THE SUBDIVISION OF LOTS 1.5 AND 6 IN OWNER'S SUBDIVISION OF THE WEST 1/2 OF SECTION 21. TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT, BEING ON THE CENTER LINE OF LINCOLN AVENUE, THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 421.10 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21 AFORESAID, THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT; THENCE SOUTHWEST ALONG SAID SOUTH LINE TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

S Y  
P 566  
S N  
M Y  
SC Y  
E Y  
INTDRK

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WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 13, 1977, AND KNOWN AS TRUST NO. 41396 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24193106; TOGETHER WITH AN UNDIVIDED 1.2542 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

Being the same property conveyed to Grantor by instrument recorded on 12/3/2007 at INSTRUMENT NO. 0733739136 with the Recorder of Cook County, Illinois.

Permanent Index No: 10-21-119-115-1088

Property Address: 5500 LINCOLN AVENUE, UNIT 508, MORTON GROVE, IL 60053. This address is provided for informational purposes only

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 4th day of April, 2019

[Signature Page Follows]



File 19077996

EXEMPT-PURSUANT TO SECTION 1-11-5  
 VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

EXEMPTION NO. 10038 DATE 4-11-19

ADDRESS 5500 Lincoln Av # 508  
(VOID IF DIFFERENT FROM DEED)

BY J Sheehan

REAL ESTATE TRANSFER TAX		27-Aug-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
10-21-119-115-1088	20190401658742	1-724-49-315

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GRANTOR(S):

Michael Robert Kaufman

MICHAEL ROBERT KAUFMAN, TRUSTEE, UNDER THE MARGARET KAUFMAN REVOCABLE TRUST, DATED OCTOBER 31, 2007

### ACKNOWLEDGMENT

STATE OF IL )  
COUNTY OF COOK )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared MICHAEL ROBERT KAUFMAN, TRUSTEE, UNDER THE MARGARET KAUFMAN REVOCABLE TRUST, DATED OCTOBER 31, 2007 and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 4th day of April, 19  .

[Signature]  
Notary Public



My Commission Expires: 8/14/20

\*This document has been prepared as explicitly instructed by the title company. The preparer has not reviewed the title or any back up documentation, has not had any contact with any party and did not provide representation or legal advice to any one involved in this transaction. The preparer has made no legal analysis related to this document and is not responsible for verifying the accuracy of any of the information contained herein. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer makes no representations as to the accuracy of the names of the parties, any signing authority, the legal description or current deed information, or any other information contained in this document. The preparer is not responsible for any typed or hand-written additions made to this document after its preparation. The title company frequently makes changes or alterations not approved by the preparer. Any questions regarding the preparation of this deed should be directed to BCHH, INC., 181 Montour Run Road, Coatesville, PA 15108.

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 4/4, 2019 Michael Robert Kaufman  
Grantor or Agent

Subscribed and sworn to before me  
By the said Michael Robert Kaufman  
This 4th day of April, 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 title to real estate under the laws of the State of Illinois.

Date 4/4, 2019  
Signature: Michael Robert Kaufman  
Grantee or Agent

Subscribed and sworn to before me  
By the said Michael Robert Kaufman  
This 4th day of April, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## PLAT ACT AFFIDAVIT

State of IL

County of COOK } SS.

Michael Robert Kaufman being duly sworn on oath, states that he resides at 5500 Lincoln Ave Unit 508 That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Morton Grove, IL 60053

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me  
this 4th day of April, 2019  
[Signature]

Michael Robert Kaufman

