

UNOFFICIAL COPY



2000316166

This Transaction Exempt Pursuant to
Real Estate Transfer Tax Law,
Section 31-45, Paragraph e, and Cook
County Ordinance 95104.

Doc# 2000316166 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2020 03:11 PM PG: 1 OF 3

DATE: 17 December 2019
SIGNED: [Signature]

QUIT CLAIM DEED
(Individual to Trust)

THE GRANTORS, MURL NIELSEN and LYNN NIELSEN, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND QUITCLAIM to MURL T. NIELSEN, not individually, but as Trustee of the MURL T. NIELSEN TRUST u/a/d December 17, 2019, and unto all and every Successor or Successors in Trust under said Trust Agreement, of 3115 S. Michigan Ave. #205, Chicago, Illinois 60616, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT No. 205 IN THE MICHIGAN INDIANA CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF: (A) THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE FOR MICHIGAN PLACE DATED DECEMBER 7, 1999 BETWEEN ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AS LESSEE, RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 29, 2000 AS DOCUMENT No. 00147967 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO (THE "GROUND LEASE") WHICH GROUND LEASE DEMISES THE LAND HEREINAFTER DESCRIBED FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR MICHIGAN INDIANA CONDOMINIUM DATED FEBRUARY 23, 2001 AND RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON MARCH 15, 2001 AS DOCUMENT 0010205852, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME (AS SO AMENDED, "THE DECLARATION"), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-25 AND L.C.E. 14, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Permanent Index No. 17-34-102-051-1012.

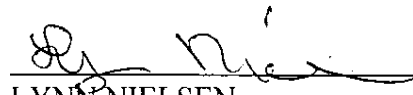
S Y
P 3
S —
M —
SC Y
E —
INT OK

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Hereby releasing and waiving the right of homestead.

DATED this 17th day of December, 2019.


MURL NIELSEN

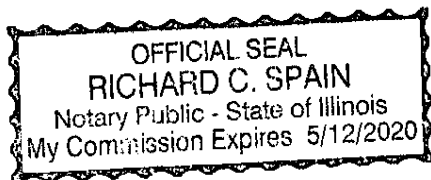

LYNN NIELSEN

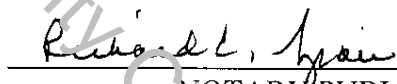
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MURL NIELSEN and LYNN NIELSEN, 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 the said instrument as their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notary Seal this 17th day of December, 2019.

Commission Expires: 5.12.20




NOTARY PUBLIC

Address of Property:
3115 S. Michigan Ave. #205
Chicago, IL 60616

(Mail to:)

This instrument prepared by:
Richard C. Spain
SPAIN, SPAIN & VARNET, P.C.
33 N. Dearborn #2220
Chicago, IL 60602

Send Subsequent Tax Bills To:
MURL NIELSEN,
Trustee
3115 S. Michigan Ave. #205
Chicago, IL 60616

HARCS\QUIT\NIELSEN M&L - OCD.DOCX

REAL ESTATE TRANSFER TAX 03-Jan-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-34-102-051-1012 | 20200101683399 | 1-528-515-936

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

REAL ESTATE TRANSFER TAX

03-Jan-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-34-102-051-1012

| 20200101683399 | 1-035-537-760

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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 01/12/2020, 20 20

Signature: _____

Grantor or Agent

Subscribed and sworn to before me

By the said _____

This 2 day of January, 20 20

Notary Public _____



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 1/2/2020, 20 20

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said _____

This 2 day of January, 20 20

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