

UNOFFICIAL COPY

QUIT CLAIM DEED
Statutory (Illinois)

Doc#. 2000608354 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/06/2020 01:31 PM Pg: 1 of 3

THE GRANTOR, DIANE K. GRIFFIN, as Trustee of the GRIFIFIN HOLDINGS TRUST, of the Village of Hinsdale, County of DuPage and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid CONVEYS AND QUIT CLAIMS to JN GRIFFIN LLC, 1040 SERIES, an Illinois Limited Liability Company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Dec ID 20200101683436
ST/CO Stamp 0-067-853-664
City Stamp 0-986-946-912

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Tax No: 17-17-211-051-1071 and 17-17-211-051-1493

Address of Property: 1040 West Adams Street, Chicago, Illinois 60607

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 forever.

DATED THIS 20th DAY OF December, 2019

Diane K. Griffin (SEAL)
Diane K. Griffin, Trustee as aforesaid

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 4(e) REAL ESTATE TRANSFER TAX ACT.

DATED: 12-20-19 Diane K. Griffin
DIANE K. GRIFFIN, TRUSTEE AS AFORESAID

STATE OF ILLINOIS }
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that DIANE K. GRIFFIN, Trustee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me 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, including the release and waiver of the right of homestead.

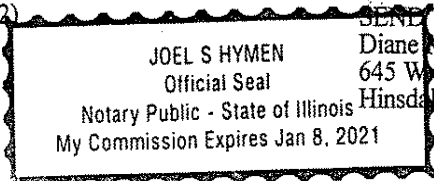
Given under my hand and official seal this 20th day of December 2019

Joel S. Hymen
NOTARY PUBLIC

THIS DEED PREPARED BY:
JOEL S. HYMEN, ESQ., HYMEN & BLAIR, P.C., 1411 MCHENRY ROAD, SUITE 125, BUFFALO GROVE, IL 60089

MAIL TO: Hymen & Blair, P.C. (192592)
1411 McHenry Road
Suite 125
Buffalo Grove, IL 60089

SEND TAX BILL TO:
Diane K. Griffin
645 W. 8th Street
Hinsdale, IL 60521



UNOFFICIAL COPY

Legal Description Rider
1040 West Adams Street, Chicago, Illinois 60607

Unit 252 and parking space P-229 in Number Ten Lofts Condominium as delineated on a survey of the following described real estate:

Parcel 1:

Lots 5 and 6 in the assessor's division of block 13 in Canal Trustees' subdivision of the west half and the west half of the northeast quarter of Section 17, Township 39 North, Range 14, east of the Third Principal Meridian according to map recorded July 31, 1858 in Book 143 of maps, Page 85, in Cook County, Illinois.


Parcel 2:

The west 60 feet of Lot 5 in C.S. Sherman's subdivision of the south 245 feet of the east 189 feet of the two tracts of land known as block 6 in Duncan's addition to Chicago and block 13 in canal Trustees' subdivision of the west ½ and the west ½ of the north east ¼ of Section 17, Township 39 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:



Lot 7 in the subdivision of Lot 7 and 5 feet east and adjoining in Assessor's division of Block 13 in Canal Trustees subdivision, recorded as Document Number 418347 and all of the north-south alley lying east of and adjoining said lot 7 and west of the west line of Lot 5, extended south; also the triangular portion of said alley at the northwest corner of Lot 5 in C.S. Sherman's subdivision, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to Declaration of Condominium recorded February 21, 2006 as Document 0605245107 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-17-211-051-1071 | 20200101683436 | 0-986-946-912

Total does not include any applicable penalty or interest due.

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

17-17-211-051-1071 | 20200101683436 | 0-067-853-664

UNOFFICIAL COPY

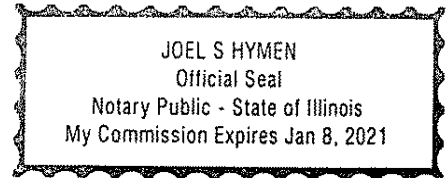
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 this 20th day of December, 2019. Signature *Diane K. Griffin*
Grantor or Agent

Subscribed and sworn to before me by and said Diane K. Griffin this 20th day of December, 2019.

Notary Public *Joel S Hymen*

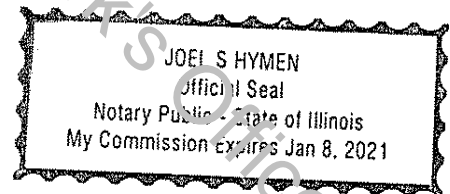


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 this 20th day of December, 2019. Signature *Diane K. Griffin*
Grantor or Agent

Subscribed and sworn to before me by and said Diane K. Griffin this 20th day of December, 2019.

Notary Public *Joel S Hymen*



Note: Any person who knowingly submits a false statement concerning the identity of a grantor/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 Illinois Real Estate Transfer Tax Act.