

Doc#: 2005508344 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/24/2020 11:22 AM Pg: 1 of 4

Dec ID 20200101692059

City Stamp 1-280-100-192

THE GRANTOR(S), HANS G. KALTEIS, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 30th day of May, 2018, and designated as the WAYNE TANDLER TRUST, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim to 4501-07 KIMBALL, LLC, an Illinois Limited Liability Company, in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

NOT A HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 13-14-217-018-0000

Address(es) of Real Estate: 4501-07 N. Kimball Ave., Chicago Illinois 60625

[Transfer Exempt Under Provisions of Section 4, Paragraph (e) Illinois Real Estate Transfer Tax Act.]

Dated this 31st day of December, 2019

WAYNE TANDLER TRUST dated May 30, 2018

By: 
HANS G. KALTEIS, Trustee

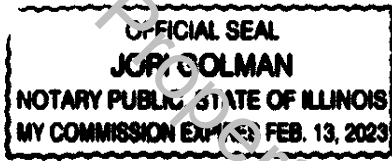
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

Lake

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hans G. Kalteis, as Trustee of the Wayne Tandler Trust dated May 30, 2018, personally known to me to be the same person(s) whose name(s) 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of December, 2019



Jodi Golman (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: *December 31, 2019*

Jodi Golman
Signature of Buyer, Seller or Representative

Prepared By: Jay Zabel
Zabel Law, LLC
55 W Monroe St, Ste 3330
Chicago, IL 60603

Mail To:
Jay Zabel
Zabel Law, LLC
55 W Monroe St, Ste 3330
Chicago, IL 60603

Name & Address of Taxpayer:
4501-07 Kimball, LLC, an Illinois Limited Liability Company
2949 W. Ardmore Ave.
Chicago, Illinois 60659


Notary of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A"
LEGAL DESCRIPTION**

LOTS 21 AND 22 IN BLOCK 5 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS AND RIGHT OF WAY) ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1906 AS DOCUMENT NO. 3874151 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-14-217-018-0000

Address of Real Estate: 4501-07 N. Kimball Ave., Chicago, Illinois 60625

REAL ESTATE TRANSFER TAX		21-Feb-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-14-217-018-0000 | 20200101692059 | 1-280-100-192

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

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: January 14, 2020

Signature: Melissa Nelson
Grantor/Agent

Subscribed and sworn to before me by the said Agent this 14th day of January, 2020.

Notary Public Michelle L Oatsvall



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: January 14, 2020

Signature: Melissa Nelson
Grantee/Agent

Subscribed and sworn to before me by the said Agent this 14th day of January, 2020.

Notary Public Michelle L Oatsvall



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.]