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Doc#. 2018357154 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 07/01/2020 09:34 AM Pg: 1 of 4

Dec ID 20200501689074 ST/CO Stamp 1-058-651-360 City Stamp 2-101-624-032

This Instrument Prepared By and Upon Recordation Return To:

Melanie L. Witt, Esq. Witt Law, P.C. 77 W. Washington St., Suite 1014 Chicago, Illinois 60602

Opens

QUIT CLAIM DEED IN TRUST (Tenancy by the Entirety)

THIS INDENTURE WITNESSETH, that the Grantors, SETH KAPLAN and CORINNE PINSOF-KAPLAN, husband and wife, of 910 S. Michigan Avenue, Unit 1101, Chicago, Illinois 60605, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and QUITCLAIM unto CORINNE L. PINSOF-KAPLAN, not individually but as Trustee of the CORINNE L. PINSOF-KAPLAN LIVING TRUST under agreement dated April 30, 2020, and unto all and every successor in trust or assign, of 910 S. Michigan Avenue, Unit 1101, Chicago, Illinois 60605, and SETH I. KAPLAN, not individually but as Trustee of the SETH I. KAPLAN LIVING TRUST under agreement dated April 30, 2020, and unto all and every successor in trust or assign, of 910 S. Michigan Avenue, Unit 1101, Chicago, Illinois 60605, not as tenants in common nor as joint tenants, but as tenants by the entirety, all right, title, and interest in or to the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNITS 1101 AND 1102 THE MICHIGAN AVENUE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARTS OF LOTS IN BLOCK 20 IN FRACTIONAL REAL ESTATE: SECTION 15 ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; "C" WHICH SURVEY IS ATTACHED AS **EXHIBIT** TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98774537 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION RECORDED AUGUST 31, 1998 AS DOCUMENT NUMBER 98774537.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES B28 AKA M-2°1, B28-2011 AKA M-30T AND 72 AKA 1-11, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98774537.

Commonly known as: 910 S. Michigan Avenue, Units 1101 & 1102, Chicago, IL 60605

Permanent Real Estate Index Numbers: 17-15-307-036-1158 and 17-15-307-036-1159

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This conveyance is subject to: General real estate taxes for the year 2019 and subsequent years, not yet due and payable; covenants, conditions and restrictions of record; public and private utility and access easements; zoning and building laws and ordinances; building lines; matters of survey; and all matters of public record.

Dated this 30th day of April, 2020.		100
Soll	1	(MI)
SETH KAPLAN		CORINNÉ PINSOF-KAPLAN
STATE OF ILLINOIS)) SS:	'S
COUNTY OF COOK)	0,55.

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that SETH KAPLAN and CORINNE PINSOF-KAPLAN, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, including the waiver of the right of homestead, for the uses and purposes therein set forth.

OFFICIAL SEAL
MELANIE L WITT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/07/21

My Commission Expires: /5/7/2

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EXEMPT UNDER PROVISIONS OF SECTION 31-45, PARAGRAPH (E), REAL ESTATE TRANSFER TAX ACT 35 ILCS 200/31, et seq.

Seth Kaplan

Dated: April 30, 2020

MAIL SUBSECUENT TAX BILLS TO:

or Cook County Clarks Office Seth I. Kaplan and Corinne L. Pinsof-Kaplan, Trustees

910 S. Michigan Averue, Unit 1101

Chicago, Illinois 60605

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STATEMENT BY GRANTOR(S) AND GRANTEE(S)

The grantor(s) or his agent affirms that, to the best of his knowledge, the name of the grantee(s) shown on the deed 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.

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title to real estate under the laws of the State of Illinois.	
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Signature Graner or Agent Dated	
SUBSCRIBED AND SWOPN TO BEFORE ME BY THE S	AID South toplan THIS
30 DAY OFΩ (r. \ , 2020.	
Notary Public	OFFICIAL SEAL MELANIE L WITT NOTARY PUBLIC - STATE OF ILLINOIS
Notary I done	MY COMMISSION EXPIRES:10/07/21
O_{I}	
The grantee(s) or his agent affirms and verifies that the name or assignment of beneficial interest in a land trust is either at corporation or foreign corporation authorized to do business estate in Illinois, a partnership authorized to do business or a Illinois, or other entity recognized as a person and authorized title to real estate under the laws of the State of Illinois.	natural person, an Illinois or acquire and hold title to real c quire and hold title to real estate in
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Sn 2/1 4/37/20	
Signature Grantor or Agent Dated	Tx.
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Muth	OFFICIAL SEAL MELANIE L WITT
Notary Public	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/07/21

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.