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QUIT CLAIM DEED
ILLINOIS STATUTORY

Doc#. 2028462221 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 10/12/2020 01:34 PM Pg: 1 of 4

Dec ID 20200801673370

THE GRANTOR, QUEEN'S PARK OVAL ASSET HOLDING TRUST, a Delaware statutory trust, for and in consideration of TEN & 00/102 DCLLARS, and other good and valuable consideration in hand paid, hereby QUIT CLAIMS and CONVEYS to U.S. 54NK TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF KINGSMEAD ASSET HOLDING TRUST, a Delaware statutory trust, c/o Cagan Management Group, Inc., 3856 Oakton St., Skokie, IL 600/6 (GRANTEE's address), all of its right, title and interest in the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

See attached legal description

SUBJECT TO:

Covenants, conditions and restrictions of record; building lines and easements; and real estate taxes for the year 2019 and subsequent years.

Permanent Real Estate Index Number: 15-25-106-035-0000

Address of the Real Estate: 2256 Northgate Avenue, North Riverside, IL 60546

Dated this 22rd day of June, 2020

QUEEN'S PARK OVAL ASSET HOLDING TRUST

By: U.S. Bank Trust, N.A., Not In Its Individual Capacity But Solely As Owner Trustee

By: Larry Q. Chambers

Larry A. Chambers, Attorney in Fact

Compliance or Exemption Approved Village of North Riverside

By: _

Vate: <u>5/2/</u>

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STATE OF ILLINOIS)	
)	SS
COUNTY OF COOK)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Larry A. Chambers, personally known to me to be the same person whose name is subscribed to the foregoing Quit Claim Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of the grantor, 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 ______ day of June, 2020

County Clert's Office

(Notary Public)

Prepared By: Larry A.Chambers

Attorney at Law 3856 Oakton St. Skokie, IL 60076

Mail To:

Larry A. Chambers Attorney at Law 3856 Oakton St. Skokie IL 60076

Name & Address of Taxpayer:

Kingsmead Asset Holding Trust c/o Cagan Management Group, Inc. 3856 Oakton St. Skokie, IL 60076

Exempt under provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Act.

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Lot 22 in Block 7 in Walter G McIntosh and Company's 22nd Street Addition, being a subdivision of that part of the North 100 acres of the Northwest 1/4 of section 25 Township 39 North Range 12 East of the third principal Meridian lying North of the Chicago Madison and Northern Railroad Company's right of way in Cook County, Illinois.

Property of Cook County Clark's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest **(ABI)** 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 another 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

partnership authorized to do business or acquire and hold title to real	estate in Illinois, or another 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: 6 23 , 2020 SIG	GNATURE: LARRY Q. Chambers GRANTOR OF AGENT		
CRANTOR MOTARY SECURICAL TO A SECURI			
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature,			
Subscribed and swc.n to sefore me, Name of Nolary Public:			
By the said (Name of Grantor). Larry A. Chambers	AFFIX NOTARY STAMP BELOW		
On this date of: 6 33 .2020 NOTARY SIGNATURE:	OFFICIAL SEAL LIDIA SCHAHCZINSKI NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/27/22		
GRANTEE SECTION			
The GRANTEE or her/his agent affirms and verifies that the nar. So	the GRANTEE shown on the deed or assignment		
of beneficial interest (ABI) in a land trust is either a natural person, and finite 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: 6 23 , 2020 SIGNATURE: Lawy O. Chambers			
DATED: 6 23 , 2020 SIG	SNATURE: AUNITION OF THE SPANNING AND ADDRESS AND ADDR		
GRANTEE OF AGENT			
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GR/ N T.E signature.			
Subscribed and swom to before me, Name of Notary Public:	Lidia Schahezirsk		
By the said (Name of Grantee): Larry A. Chambers	AFFIX NOTARY STAMP SELOW		
On this date of: 6 23 , 2020 NOTARY SIGNATURE: 120 20	OFFICIAL SEAL LIDIA SCHAHCZINSKI NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/27/22		

CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the <u>FIRST OFFENSE</u>, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)