


Prepared by and Return to:
Wilson & Wilson LLC
3710 Commercial Avenue, #14
Northbrook, IL 60062

UNOFFICIAL COPY



2028917113

Doc# 2028917113 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/15/2020 01:16 PM PG: 1 OF 5

QUIT CLAIM DEED

THE GRANTOR, SANDRA L. ART, an unmarried woman, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, conveys and quit claims unto SANDRA L. ART, or her successor(s) in trust, as Trustee of the SANDRA L. ART TRUST, under Trust Agreement dated October 1, 2020, and as may be amended, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit "A" attached

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

Address of Grantee: 3950 W. Bryn Mawr, #205, Chicago, Illinois 60659

Permanent Real Estate Index Number: 13-02-300-009-1005

Address of Real Estate: 3950 W. Bryn Mawr, #205, Chicago, Illinois 60659

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and

**THIS TRANSACTION EXEMPT FROM CHICAGO PROPERTY TAX
UNDER THE PROVISIONS OF PARAGRAPH 200.1-2B6(e).**

Sandra L. Art 10-01-2020
Signature Date

**ATTACHED TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF
PARAGRAPH (e) OF SECTION 4 OF THE REAL ESTATE TRANSFER ACT.**

Sandra L. Art 10-01-2020
Signature Date

S ✓
P 3
S L
M ✓
SC ✓
E ✓
ANT ✓

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authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

TRANSFER TAX	14-Oct-2020
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

05 | 20201001617121 | 0-006-495-7121
 No any applicable penalty or interest due

REAL ESTATE TRANSFER TAX	15-Oct-2020
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

13-02-300-009-1005 | 20201001617121 | 0-520-469-984

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And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Dated this 1st day of October, 2020.

Sandra L. Art (SEAL)
SANDRA L. ART

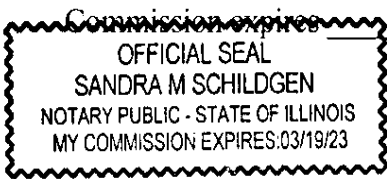
The foregoing transfer of title/conveyance is hereby accepted by SANDRA L. ART, of Chicago, Illinois, as Trustee of the SANDRA L. ART TRUST, under Trust Agreement dated October 1, 2020.

Sandra L. Art
SANDRA L. ART, Trustee as aforesaid

State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SANDRA L. ART, an unmarried woman, 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 1st day of October, 2020.



3.19.23

[Signature]
Notary Public

This instrument was prepared by Wilson & Wilson LLC, 3710 Commercial Avenue, Suite 14, Northbrook, Illinois 60062.

Mail to: William S. Wilson
Wilson & Wilson LLC
3710 Commercial Avenue, #14
Northbrook, Illinois 60062

Send Tax Bills to:
Sandra L. Art
3950 W. Bryn Mawr, Unit 205
Chicago, Illinois 60659

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3950 W. Bryn Mawr, #205
Chicago, Illinois 60659
PIN: 13-02-300-009-1005

SCHEDULE "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 205 IN CONSERVANCY AT NORTH PARK CONDOMINIUM IV AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 131.91 FEET; THENCE SOUTH 70.50 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 204 FEET, THENCE EAST 89.0 FEET, THENCE NORTH 78.0 FEET, THENCE EAST 10 FEET, THENCE NORTH 48 FEET, THENCE WEST 10 FEET, THENCE NORTH 78.0 FEET, THENCE WEST 89 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95171295 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 205 AND STORAGE SPACE 205, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95171295.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION RECORDED OCTOBER 28, AS DOCUMENT 94923280.

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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 October 1, 2020

Signature Sandra J. Art
Grantor or Agent

Subscribed and sworn to before me by the said Sandra Art affiant
this 1st _____ day of October, 2020

Notary Public _____



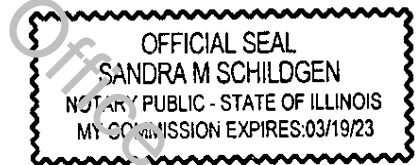
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated October 1, 2020

Signature Sandra J. Art
Grantor or Agent

Subscribed and sworn to before me by the said Sandra Art affiant
this 1st _____ day of October, 2020

Notary Public _____



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