

# UNOFFICIAL COPY

Doc#: 2031215007 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/09/2020 09:58 AM Pg: 1 of 4



Chicago Title Insurance Company  
**QUIT CLAIM DEED**  
**ILLINOIS STATUTORY**

Dec ID 20201001624608  
ST/CO Stamp 1-327-410-656  
City Stamp 0-253-668-832

THE GRANTOR, QUEEN'S PARK OVAL ASSET HOLDING TRUST, a Delaware statutory trust, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, hereby QUIT CLAIMS and CONVEYS to U.S. BANK 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 60076 (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: 12-24-310-026-0000

Address of the Real Estate: 3444 North Opal Ave., Chicago IL 60634

Dated this 22nd 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 A. Chambers  
Larry A. Chambers, Attorney in Fact



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LOT 6 IN BLOCK 3 IN JOHN J. RUTHERFORD'S 5TH ADDITION TO MONT CLARE, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE ~~SOUTHWEST~~ FRACTIONAL 1/4 OF ~~FRACTIONAL~~ SECTION 24 LYING SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**\*SOUTHWEST**

Commonly known as 3444 North Opal Avenue, Chicago, IL 60634

P.I.N. 12-24-310-026-0000

Property of Cook County Clerk'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.

DATED: 6 | 23 | 2020

SIGNATURE: Larry A. Chambers  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Lidia Schahczinski

By the said (Name of Grantor): Larry A. Chambers

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 23 | 2020

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that 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 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: Larry A. Chambers  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Lidia Schahczinski

By the said (Name of Grantee): Larry A. Chambers

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 23 | 2020

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)