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Doc#. 2031215007 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 11/09/2020 09:58 AM Pg: 1 of 4

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 QU(T 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), al' 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 5063

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

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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 22nd day of June, 2020.

OFFICIAL STAL
LIDIA SCHAHGZ!NSKI
NOTARY PUBLIC, STATE OF !!LINGIS
My Commission Expires 0 (2) 17022

(Notary Public)

Of County Clert's Office

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.

Buyer, Seller or Representative

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

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



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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

On this date of:

NOTARY SIGNATURE:

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

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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 1. 2010	SIGNATURE: LARRY a. Chambers
	GRANTOR OF AGENT
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.	
Subscribed and sworn to refore me, Name of Notary Public:	Lidia Schahczinski
By the said (Name of Grantor): Larry A. Chamber	AFFIX NOTARY STAMP BELOW
On this date of: 6 23 1.2021 NOTARY SIGNATURE: 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	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 name of the GRANTEE shown on the dead or assignment	
of beneficial interest (ABI) in a land trust is either a natural person, an Pinnis corporation or foreign corporation	
authorized to do business or acquire and hold title to real estate in Illinois, a rartnership 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: Lary O. Chambers	
	OPANTEE or AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GR/ N TEE signature.	
Subscribed and sworn to before me, Name of Notary Public:	I le Clark to the
By the said (Name of Grantee): Larry A. Chambers	AFFIX NOTARY STAMP SELOW

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 **GLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **GLASS A MISDEMEANOR**, for subsequent offenses.

2020

(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)

OFFICIAL SEAL LIDIA SCHAHCZINSKI

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/27/22