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QUIT CLAIM DEED

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Statutory (Illinois)
Individual to A Trust

Doc# 2034234008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/07/2020 12:15 PM PG: 1 OF 4

MAIL TO:

CHICAGO TITLE/AND TRUST CO.
10 South Lasalle St, Suite 2750
Chicago, IL 60603

NAME & ADDRESS OF TAXPAYER:

CATHERINE W. ADAMS WIGGINS
3120 S INDIANA AVE, UNIT 305,
CHICAGO, IL 60616

The GRANTOR(S), **CATHERINE W. ADAMS WIGGINS**, of the City of Chicago, County of Cook, State of Illinois for and in consideration of ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S) unto **CHICAGO TITLE AND TRUST CO.** as trustee, under a trust agreement dated 04/03/2019, known as Trust No# 8002380728, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LAND TRUST DEPARTMENT LT

PARCEL 1: UNIT 3120-305 IN THE MICHIGAN INDIANA PLACE CONDOMINIUM (AS HEREAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF: (A) THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE FOR MICHIGAN PLACE DATED DECEMBER 7, 1999 BETWEEN ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AS LESSOR AND MICHIGAN PLACE LLC AS LESSEE, RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 29, 2000 AS DOCUMENT 00147967, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO (THE "GROUND LEASE") WHICH GROUND LEASE DEMISES THE LAND HERINAFTER DESCRIBED FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND ASSIGNMENT THERETO RECORDED APRIL 8, 2002 AS DOCUMENT NUMBER 0020393930 WHICH LEASE DEMISES THE LAND (AS HERINAFTER DESCRIBED) FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON ME FOLLOWING DESCRIBED LAND; CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKERS SUBDIVISION OF THAT PART NORTHE OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR MICHIGAN INDIANA CONDOMINIUM DATED FEBRUARY 23, 2001 AND RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON MARCH 15, 2001 AS DOCUMENT NUMBER 0010205852, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME, AS SO AMENDED, "THE DECLARATION"), ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-68 AND L.C.E.-30, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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SUBJECT TO: Lien, encumbrances, easements, covenants, conditions and restrictions of record, if any.

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

Permanent Real Estate Index Number(s): 17-34-102-051-1067

Property Address(es) of Real Estate: 3120 S. Indiana Ave, Unit 305, Chicago, Illinois 60616

DATED this 4th day of Sept, 2020.



By: Catherine W. Adams Wickens (SEAL)
CATHERINE W. ADAMS WICKENS

REAL ESTATE TRANSFER TAX		08-Oct-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-34-102-051-1067	20201001622155	0-314-093-024

REAL ESTATE TRANSFER TAX		08-Oct-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-34-102-051-1067	20201001622155	0-267-210-208

* Total does not include any applicable penalty or interest due.

STATE OF _____) **UNOFFICIAL COPY**
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in the State aforesaid, DO HEREBY CERTIFY that **CATHERINE W. ADAMS WIGGINS** 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 he signed, sealed and delivered the said instrument as his 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 4th day of September, 2020.

Mischelle Lockett
Notary Public

My Commission expires on August 28 2022



COOK COUNTY - ILLINOIS TRANSFER STAMP

- If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
ATTY. MISHELLE Y. LUCKETT
8525 STONY ISLAND AVENUE
CHICAGO, ILL. 60617

EXEMPT UNDER PROVISIONS OF PARAGRAPH e SECTION 4,
REAL ESTATE TRANSFER ACT

DATE: 10/2/2020
Keshia Barden
Signature of Buyer, Seller or Representative

No title search was performed on the subject property by the preparer. The prepare of this deed makes no representation as to the status of the title nor property use or any other zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/ or their agents, no boundary survey was made at the time of this conveyance.

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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: 4th Sept., 20

SIGNATURE: *Catherine Williams Wiggins*
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: Mischelle Lockett

By the said (Name of Grantor): Catherine Williams Wiggins AFFIX NOTARY STAMP BELOW

On this date of: 9 | 4 | 2020

NOTARY SIGNATURE: *Mischelle Lockett*



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: 4th Sept., 20

SIGNATURE: *Catherine Williams Wiggins*
GRANTEE or AGENT

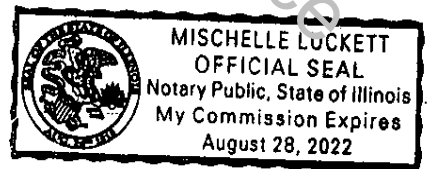
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Catherine Williams Wiggins AFFIX NOTARY STAMP BELOW

On this date of: 9 | 4 | 2020

NOTARY SIGNATURE: *Mischelle Lockett*



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)**)