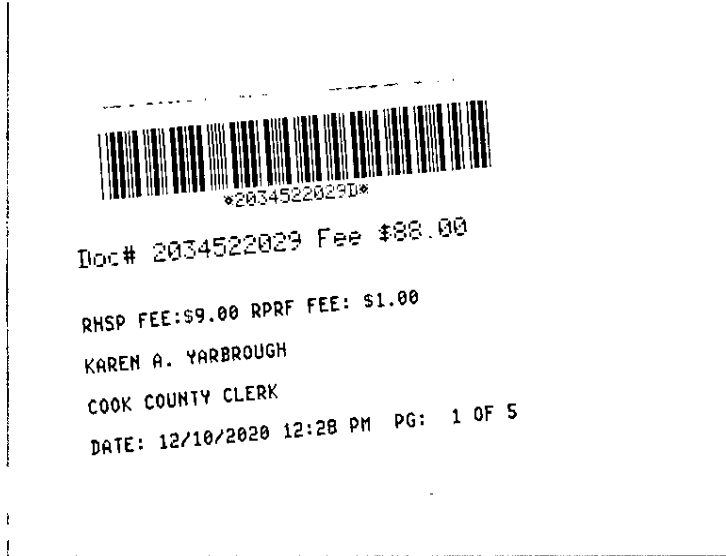


UNOFFICIAL COPY

Prepared by and when
recorded return to:
Lauren J. Wolyen
Levenfeld Pearlstein, LLC
2 N. LaSalle St., Ste. 1300
Chicago, Illinois 60602

Mail tax bill to:
BJD Investments LLC
600 N. Fairbanks
Unit 1501
Chicago, Illinois 60611



TRUSTEE'S DEED

The GRANTOR, Adam P. Dayan, not individually but as Trustee of the Bradley J. Dayan Qualified Personal Residence Trust, dated December 16, 2013, of 600 N. Fairbanks, Unit 1501, Chicago, Illinois 60611, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to BJD Investments, LLC, a Nevada limited liability company of 600 N. Fairbanks, Unit 1501, Chicago, Illinois 60611, all of its right, title and interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Real Estate Index Number: 17-10-206-035-1015 and 17-10-206-035-1208

Address of Real Estate: 600 N. Fairbanks, Unit 1501 and P 8-11, Chicago, Illinois 60601

Subject to: (i) all real estate taxes and assessments not yet due and payable; and (ii) all easements, covenants, conditions, restrictions and other matters of record.

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

(Signature pages to follow)

S Y
P 5
S Y-1
M
SC
E
INT R

UNOFFICIAL COPY

Dated this 9 day of June, 2020

Adam P. Dayan
Adam P. Dayan, not individually but as Trustee of the Bradley J. Dayan Qualified Personal Residence Trust, dated December 16, 2013

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Adam P. Dayan is 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 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 09 day of JUNE, 2020.

Analy Garcia
Notary Public



Tax-exempt under provisions of Section 31-45, paragraph (e) of the Illinois Recordation and Transfer Tax Act.

Adam P. Dayan
Buyer, Seller or Agent

REAL ESTATE TRANSFER TAX		09-Dec-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-206-035-1015 | 20201201683132 | 0-738-670-560

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		10-Dec-2020
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00

17-10-206-035-1015 | 20201201683132 | 1-952-790-496

UNOFFICIAL COPY

EXHIBIT A

UNIT 1501 AND P 8-11 IN 600 NORTH FAIRBANKS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING LEGAL DESCRIPTION:

PARCEL 1:

LOTS 24, 25 AND 26 IN SUB-BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 19 TO 23 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +97.60 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0730615045 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 17-10-107 016-1085

Address of Real Estate: 21 E. Huron St., Unit 2002, Chicago, Illinois 60611

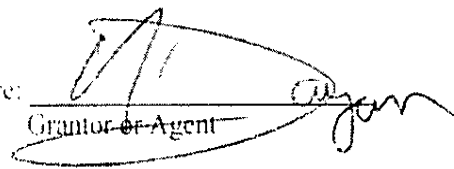
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

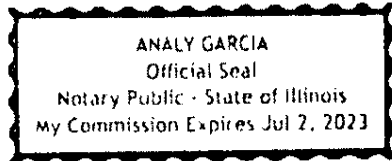
The grantor or his agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 6/8, 2020

Signature: 
Grantor or Agent

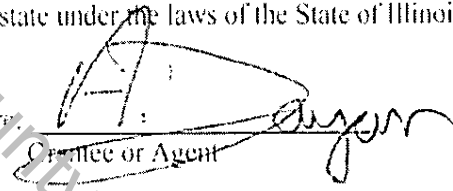
Subscribed and sworn to before me this 8 day of June, 2020.

Notary Public Analy Garcia



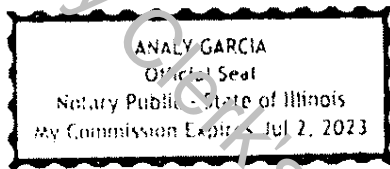
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 6/8, 2020

Signature: 
Grantee or Agent

Subscribed and sworn to before me this 8 day of June, 2020.

Notary Public Analy Garcia



Note: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I, JUAN PADILLA, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

TRUSTEE'S DEED

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

ADAM P DAYAN AS TRUSTEE OF THE BRADLEY J DAYAN
QUALIFIED PERSONAL TRUST DATED 12/16/13

BJD INVESTMENTS LLC

(print name(s) of executor/grantor)

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

AGENT

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Juan Padilla

Affiant's Signature Above

12-19-20
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

12/8/20

Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public

MICHAEL R MANDUJANO
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 29, 2023

SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.