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Greater Illinois Title Co.
300 E. Roosevelt Road
Wheaton, IL 60187

GIT File#: 10006474-1/1

Doc#: 2102239117 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/22/2021 11:38 AM Pg: 1 of 4

Dec ID 20200901606122
ST/CO Stamp 0-187-534-304
City Stamp 1-204-947-936

RECORDING COVER SHEET

Cook County

Type of Document: Quit-Claim Deed

55 ERIE STREET, P-12, CHICAGO, IL, 60611
PIN: 17-10-112-011-1205

THIS INSTRUMENT FILED FOR RECORD BY GREATER ILLINOIS TITLE
COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED
AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

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QUIT CLAIM DEED

10006474 1/1

GRANTOR (S) Dennis Lapidus, as Trustee of the Dennis Lapidus Living Trust dated December 27, 2001 and restated on May 2, 2016 of the City of Chicago for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to GRANTEE (S) Lawrence M. Silver, a married man, of the City of Chicago, all interest in the following described Real Estate in the County of Cook, State of Illinois, to wit:

The above is for Recorder's Use Only


UNIT P-12 IN 55 EAST ERIE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 2003, AS DOCUMENT NO 0329719204, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST ¼ (EXCEPT THE SOUTH 40 FEET THEREOF) AND THE NORTHEAST ¼ OF BLOCK 35 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH FRACTION 1/4 SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-10-112-011-1205

COMMONLY KNOWN AS: 55 Erie St. P-12, Chicago, IL 60611

SUBJECT TO: (1) General real estate taxes for the year 2020 and subsequent years. (2) Covenants, conditions, restrictions and easements apparent or of record; and (3) All applicable zoning laws and ordinances.

DATED this 24 day of September, 2020



 Dennis Lapidus, as Trustee

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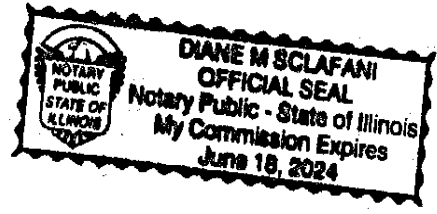
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Dennis Lapidus**, personally known to me to be the same person(s) whose name(s) are 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 purposed therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of September, 2020

Diane M. Sclafani
Notary Public

My Commission Expires 10/18/24



Prepared by: Ronald J. Mentone, 1807 N. Broadway, Melrose Park, IL. 60160

Grantees Address & Tax bill to: Lawrence Silver, UPT 2505 55 E. ERIE ST. CHICAGO, ILL 60611
Return to: Lawrence Silver, RONALD J. MENTONE
1807 N. BROADWAY
MELROSE PK., ILL 60160

MUNICIPAL TRANSFER STAMP (If Required)

County/State TRANSFER STAMP

REAL ESTATE TRANSFER TAX		04-Nov-2020
	COUNTY:	0.00
	ILL. NOIS:	0.00
	TOTAL:	0.00
17-10-112-011-1205		20200901606122 1-87-534-304

EXEMPT under provisions of Real Estate Transfer Act, 35 ILCS 200/31-45, Para. E.
Date: September 24, 2020

[Signature]
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		04-Nov-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-10-112-011-1205		20200901606122 1-204-947-936

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

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STATEMENT BY GRANTOR AND GRANTEE -OR- STATEMENT BY ASSIGNOR OR ASSIGNEE

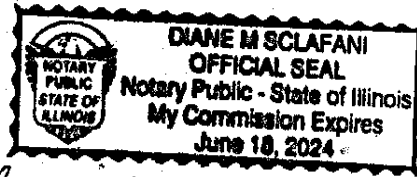
The grantor or his agent confirms that to the best of his knowledge, the name of the grantee shown on the deed or Assignment of Beneficial Interest in a land trust is either a natural person an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: September 24, 2020

Signature: _____

Grantor/Agent

Subscribed and sworn to before me by the said Grantor/Agent this 24 day of September 2020



Notary Public Diane M. Sclafani

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed of the 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 September 24, 2020

Signature: _____

Grantee/Agent

Subscribed and sworn to before me by the said Grantee/Agent this 24 day of September, 2020



Notary Public Diane M. Sclafani

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.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]