

UNOFFICIAL COPY

QUIT CLAIM DEED

Doc#: 2104001154 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2021 08:51 AM Pg: 1 of 5

Dec ID 20210101617720

City Stamp 2-000-246-800

The Grantor, KEVIN M. SWAN, not individually, but as Trustee of the KEVIN M. SWAN TRUST DATED SEPTEMBER 8, 1995, of 3109 Marshgate Drive, Johns Island, South Carolina 29455, for and in consideration of ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to CARSON M. SWAN, not individually, but as authorized Co-Trustee of the SWAN DYNASTY TRUST, dated May 16, 2019, as amended, the following described real estate in the County of Cook and the State of Illinois, to-wit:

Legal Description: See Exhibit A

Permanent Index Numbers: 17-04-218-048-1043 and 17-04-218-048-1044

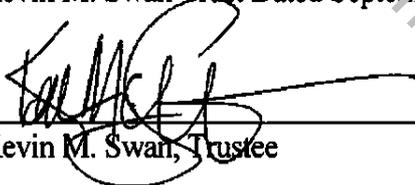
Property Address: 1301 N. Dearborn, Unit 805 and 806 and parking units 81 and 82, Chicago, Illinois 60610

SUBJECT TO: general real estate taxes not due and payable, covenants, conditions and restrictions of record; building lines and easements, if any.

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

Dated this 26 day of December, 2020.

Kevin M. Swan Trust Dated September 8, 1995


Kevin M. Swan, Trustee

REAL ESTATE TRANSFER TAX

19-Jan-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-04-218-048-1043 | 20210101617720 | 2-000-246-800

* Total does not include any applicable penalty or interest due

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Exempt under the provisions of Section 31-45, Paragraph (e), of the Real Estate Transfer Tax Law. (35 ILCS 200/31-45(e))

December 26, 2020
Date



Buyer, Seller or Representative

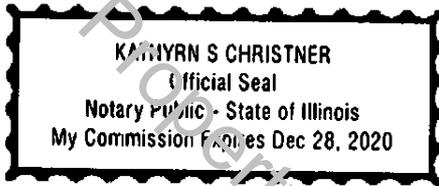
Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin M. Swan and Carson M. Swan, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 21st day of December, 2020.





Notary Public, State of Illinois

Mail to/Prepared by:

Michael Costello, Esq.
DUGGAN BERTSCH, LLC
303 W. Madison, Suite 1000
Chicago, Illinois 60606

Send Subsequent Tax Bills to:

Carson M. Swan, Co-Trustee of
The Swan Dynasty Trust
3109 Marshgate Drive
Johns Island, South Carolina 29455

This deed was prepared at the specific request of Grantors and based solely on information supplied by one or more of the parties hereto and without examination of title. This preparer assumes no liability of any errors, inaccuracy, or omissions in this instrument resulting from the information provided. The parties hereto accept this DISCLAIMER by Grantors' execution and Grantee's acceptance hereof.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

Legal Description

UNITS 805 AND 806 IN THE WHITNEY CONDOMINIUM, AS DELINEATED ON A SURVEY OF A PARCEL OF LAND COMPRISED OF LOTS 5 AND 6 AND THE SOUTH 6.96 FEET OF LOT 7 IN SIMON'S SUBDIVISION OF LOT 6 IN BRONSON'S ADDITION TO CHICAGO; LOTS 1, 2, AND 3 IN THE SUBDIVISION OF LOT 5, TOGETHER WITH SUBLOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO; AND LOTS 1 TO 5, BOTH INCLUSIVE, IN ALICE P. HOLBROOK'S SUBDIVISION OF LOT 4 IN THE SUBDIVISION OF LOT 5 IN BRONSON'S ADDITION TO CHICAGO; ALL IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 31, 1996 AS DOCUMENT 96982856, AND AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS

AND

THE LIMITED COMMON ELEMENTS COMPRISED OF PARKING SPACES NUMBER 81 & 82 AS DELINEATED ON THE PLAT OF SURVEY AFORESAID AND AS DESCRIBED IN SUBPARAGRAPH 8(A) OF THE DECLARATION.

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor affirms 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: December 26, 2020

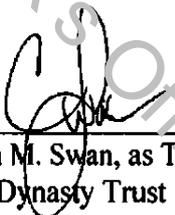
Signature: 
Kevin M. Swan, as Trustee of the
Kevin M. Swan Trust Dated September
8, 1995

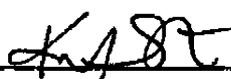
Subscribed and sworn to before me
By the said Grantor
This 26 day of December, 2020
Notary Public 

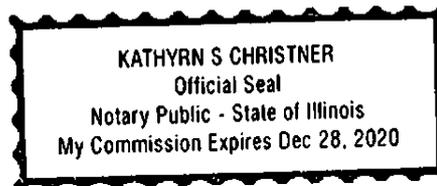


The Grantee affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 title to real estate under the laws of the State of Illinois.

Dated: December 26, 2020

Signature: 
Carson M. Swan, as Trustee of the
Swan Dynasty Trust

Subscribed and sworn to before me
By the said Grantee
This 26 day of December 2020
Notary Public 



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.