



21041410580

Doc# 2104141058 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2021 01:46 PM PG: 1 OF 5



©Chicago Title Insurance Company

**TRUSTEE'S
QUIT CLAIM DEED**

WHEN RECORDED MAIL TO:

Jeffrey L. Gappa, Sr.
300 Circle ~~7th~~, Unit 3G
Forest Park, Illinois 60130

FUTURE TAX BILLS TO:

Jeffrey L. Gappa, Sr.
300 Circle ~~Ave~~, Unit 3G
Forest Park, Illinois 60130

Above Space for Recorder's Use Only

The GRANTOR, The Northern Trust Company, not individually, but solely as Successor Trustee of The Leonard H. Gappa Trust Dated May 9, 2008, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS unto the **GRANTEE, Jeffrey L. Gappa, Sr.**, a single person, of Forest Park, Illinois, *all right, title and interest* in the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A

Exempt under Paragraph E, Section 4
of the Real Estate Transfer Tax Act

Date: 1/25/2021

Sign: *Rozsa Clark SRP*

Property Address: 300 Circle ~~Avenue~~, Unit 3G, Forest Park, Illinois 60130
Property Index Number: 15-12-434-046-1021

Subject to: General real estate taxes not due and payable at the time of Closing; Covenants, conditions and restrictions of record; Building lines and easements, if any; and Condominium Declarations, Bylaws, Rules and Regulations.

This conveyance is made without warranty, express or implied, and is made by **The Northern Trust Company, not individually, but solely as Successor Trustee of The Leonard H. Gappa Trust Dated May 9, 2008, as amended**, and on the condition that **The Northern Trust Company**, shall not have any liability in its individual capacity on any agreement, warranty or indemnity herein contained, express or implied. Any recourse under and by virtue of this Deed shall



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be against the aforesaid Trust only.

In witness whereof, the Grantor, **The Northern Trust Company, not individually, but solely as Successor Trustee of The Leonard H. Gappa Trust Dated May 9, 2008**, has caused its name to be signed to this Trustee's Quit Claim Deed, dated this 25th day of January, 2021.

**The Northern Trust Company, not individually,
but solely as Successor Trustee of The Leonard
H. Gappa Trust Dated May 9, 2008**

By: *Roger C. Clark*

Its: Sr. Vice President

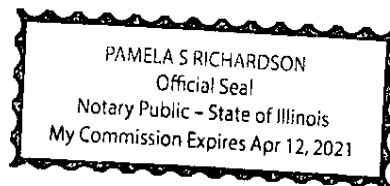
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that *ROGER C. CLARK*, a Vice President of **The Northern Trust Company, not individually, but solely as Successor Trustee of The Leonard H. Gappa Trust Dated May 9, 2008**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that he/she signed and delivered the same instrument as his/her free and voluntary act and deed as the Successor Trustee of the aforesaid Trust, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25th day of January 2021.

Pamela S. Richardson
Notary Public

My Commission Expires: April 12, 2021



REAL ESTATE TRANSFER TAX		10-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-12-434-046-1021 20210201628863 1-961-858-064		

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THIS INSTRUMENT WAS PREPARED BY:

FMS Law Group LLC
200 W. Monroe Street, Suite 750
Chicago, Illinois 60606

Property of Cook County Clerk's Office

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Exhibit A

Property Address: **300 Circle Avenue, Unit 3G, Forest Park, Illinois 60130**

Property Index Number: **15-12-434-046-1021**

Legally described as follows:

UNIT 3-G TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HARVARD HOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24872243, IN PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her agent affirm that, to the best of their knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust are 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.

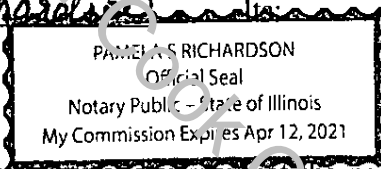
Dated January 25, 2021

The Northern Trust Company, not individually, but solely as Successor Trustee of The Leonard H. Gappa Trust Dated May 9, 2008

Subscribed and sworn to before me this 25th day of January 2021.

By: Royce C. Clark
Sp. Vice President

Pamela S. Richardson
Notary Public



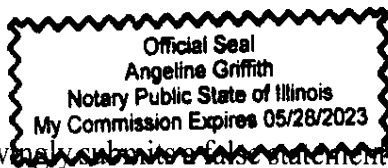
The Grantee or her agent affirm and verify that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a 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 January 25th, 2021

Jeffrey L. Gappa, Sr., agent
Jeffrey L. Gappa, Sr.

Subscribed and sworn to before me this 25th day of January, 2021.

Angeline Griffith
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 any 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