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Accommodation
Recording



Doc# 2105757047 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/26/2021 04:34 PM PG: 1 OF 4

QUIT-CLAIM DEED

THIS INSTRUMENT PREPARED BY:
RECORD AND RETURN TO:

Dean J. Tremalis, Esq.
2301 Wilton Drive C1-A
Wilton Manors, FL 33305

Property Appraisers Parcel Identification (Folio) Number(s): 14-16-301-041-1160

THIS QUIT-CLAIM DEED, Executed this 7th day of May, A.D. 2020, by FRANK LEFEVRE and TOMAS SOTO, a married couple, whose address is 2316 NW 6th Terrace, Wilton Manors, Florida 33311, hereinafter called Grantors, to FRANK LEFEVRE and TOMAS SOTO, a married couple, as Co-Trustees of THE SOTO & LEFEVRE REVOCABLE LIVING TRUST AGREEMENT DATED MAY 7, 2020, with the independent power to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein, as Grantees.
* grantee address * 2316 NW 6th Ter. Wilton Manors, FL 33311

(Whenever used herein the term "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, where ever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Cook, State of Chicago, to wit:

See Exhibit "A" attached

Subject to restrictions, reservations, easements and limitations of record, if any, and taxes for the current year and subsequent years.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to the condition of title.

Grantor warrants that at the time of this conveyance, the subject property is the Grantor's homestead within the meaning set forth in the constitution of the state of Florida.


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TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

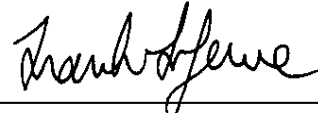
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed sealed and delivered in presence of:

Grantors:



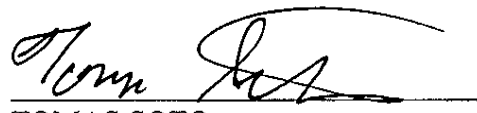
Signature



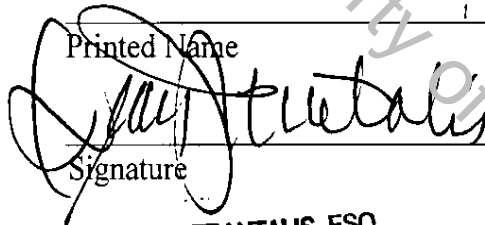
FRANK LEFEVRE

Andrew Felisberto

Printed Name



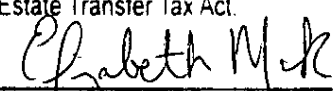
TOMAS SOTO



Signature

DEAN J. TRANTALIS, ESQ

Printed Name

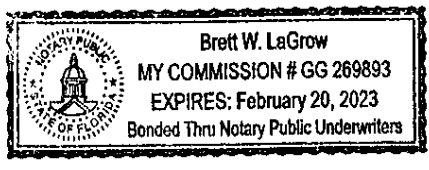
EXEMPT under provisions of Paragraph E.
Section 4, Real Estate Transfer Tax Act.
05/28/2020 
Date Buyer, Seller or Representative

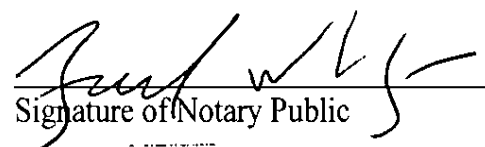
**STATE OF FLORIDA }
COUNTY OF BROWARD }**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments by physical presence or by online notarization, FRANK LEFEVRE and TOMAS SOTO who are personally appeared to me or has produced FL Driver Lic, and FL Driver Lic, as identification and who executed the foregoing Quit-Claim Deed and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of May, A.D. 2020.

SEAL:





Signature of Notary Public
BRETT W. LaGROW

Printed name of Notary Public

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Exhibit "A"

Legal Description


Description: UNIT NO. 2706 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE *HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF LOT 25 AND ACCRETIONS THERETO LYING WEST OF THE WEST LINE OF LINCOLN PARK AS FIXED AND ESTABLISHED BY DECREE IN CASE 274470 CIRCUIT COURT OF COOK COUNTY, ILLINOIS (PLAT THEREOF RECORDED OCTOBER 11, 1906 AS DOCUMENT 3937332), IN C.U. GORDON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 5, 6, 23 AND 24 AND VACATED STREET LYING BETWEEN SAID LOTS IN SCHOOL TRUSTEES SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOT 7 AND ACCRETIONS THERETO LYING WEST OF THE WEST LINE OF LINCOLN PARK AS FIXED AND ESTABLISHED BY DECREE IN CASE 274470, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, (PLAT THEREOF RECORDED OCTOBER 11, 1906 AS DOCUMENT 3937332) IN SCHOOL TRUSTEE SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE IMPERIAL TOWERS CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1977 AND KNOWN AS TRUST NO. 41300 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEED OF COUNTY, ILLINOIS AS DOCUMENT NO. 24165981 AND AS AMENDED BY DOCUMENT NO. 24199625 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-16-301-041-1160 Vol. 0478



Property Address: 4250 North Marine Drive, Unit 2706, Chicago, Illinois 60613

Mail Tax Bill To:
Frank Lefevre & Tomas Soto
2316 NW 6th Ter.
Wilton Manors, FL. 33311

REAL ESTATE TRANSFER TAX		28-Dec-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

14-16-301-041-1160 | 20201201696538 | 0-989-831-136

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

REAL ESTATE TRANSFER TAX		28-Dec-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-16-301-041-1160 | 20201201696538 | 2-000-805-856

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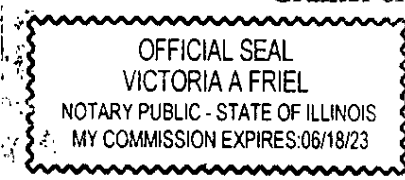
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent 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 28, 2020

Signature: *Elizabeth M. K.*
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 28 day of December, 2020
Notary Public *Victoria A. Friel*

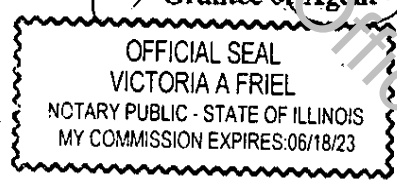


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date December 28, 2020

Signature: *Elizabeth M. K.*
Grantee of Agent

Subscribed and sworn to before me
By the said Agent
This 28 day of December, 2020
Notary Public *Victoria A. Friel*



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