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Doc#: 2113939016 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/19/2021 06:25 AM Pg: 1 of 5

Dec ID 20210501629410

City Stamp 1-008-984-336

File Number: ORG-84076

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.

Requested by/Return to:
Title365 (Omaha)
11010 Burdette Street
PO Box 641010
Omaha, NE 68164

Mail Tax Statements To: **Gary A. Schultz or any successors in trust, not individually but solely as Trustee of the Gary A. Schultz Declaration of Trust dated August 8, 2011 and Kristin K. Schultz, as his wife: 60 East Monroe Street, #2505, Chicago, IL 60603**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
17-15-101-026-1071 and 17-15-101-026-1576**

QUITCLAIM DEED

Exempt: Section 35 ILCS 200/31-45(e): consideration less than \$100

Gary A. Schultz or any successors in trust, not individually but solely as Trustee of the Gary A. Schultz Declaration of Trust dated August 8, 2011, hereinafter grantor, whose tax mailing address is **60 East Monroe Street, #2505, Chicago, IL 60603**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Gary A. Schultz or any successors in trust, not individually but solely as Trustee of the Gary A. Schultz Declaration of Trust dated August 8, 2011 and Kristin K. Schultz, as his wife**, hereinafter grantees, whose tax mailing address is **60 East Monroe Street, #2505, Chicago, IL 60603**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows: Parcel 1 Unit 2505 and Unit Parking Space 12-29, together with the exclusive right to use Storage Space S-506-02, a limited common element, in The

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Legacy at Millennium Park Condominium, as delineated on the Plat of Survey of part of the following described Parcels of Real Estate: Lots 6 and 7 in Block 1 in Fractional Section 15, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which Survey is attached as Exhibit A to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Legacy at Millennium Park Condominium dated September 22, 2009 and recorded September 25, 2009 as Document No. 0926818079, as amended from time to time, together with their undivided percentage interest in the common elements. Parcel 2: Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Easement Agreement dated September 9, 2005 by and between The Art Institute of Chicago, an Illinois not-for-profit corporation and Monroe/Wabash Development, LLC, a Delaware limited liability company recorded September 9, 2005 as Document Number 0525232121 for ingress and egress through the Lobby Area as described therein and pursuant to the terms contained therein. Parcel 3: Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Reciprocal Easement and Operating Agreement dated September 25, 2009 and recorded September 25, 2009 as Document No. 0926818077 by and between Monroe/Wabash Development, LLC, a Delaware limited liability company and Monroe/Wabash SAIC, LLC, a Delaware limited liability company (its successors, grantees and assigns) for support, common walls, ceilings and floors, equipment and utilities, ingress and egress, maintenance and encroachments, over the land described therein.

APN: 17-15-101-026-1071 and 17-15-101-026-1576


Property Address is: 60 East Monroe Street, #2505, Chicago, IL 60603

Prior instrument reference: 1509016051

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

REAL ESTATE TRANSFER TAX		13-May-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-15-101-026-1071 | 20210501629410 | 1-008-984-336
 * Total does not include any applicable penalty or interest due.

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Executed by the undersigned on 4/8, 2021:

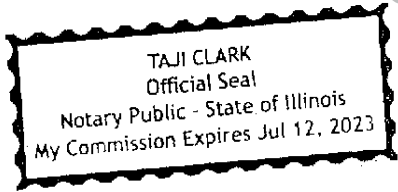
Gary A. Schultz

Gary A. Schultz or any successors in trust, not individually but solely as Trustee of the Gary A. Schultz Declaration of Trust dated August 8, 2011

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on April 8, 2021 by **Gary A. Schultz or any successors in trust, not individually but solely as Trustee of the Gary A. Schultz Declaration of Trust dated August 8, 2011** who is personally known to me or has produced his Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Taji Clark
Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 4/8/2021

M. A. [Signature]
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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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 land trust is either a natural person, and 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 4/8, 2021

Mary A. Schuyt
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said Grantor
this 8 day of April,
2021.

NOTARY PUBLIC Taji Clark

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 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.

Date 4/8, 2021

Mary A. Schuyt Kerk. Schuyt
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Grantee
This 8 day of April,
2021.

NOTARY PUBLIC Taji Clark

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)