

UNOFFICIAL COPY

Doc#: 2133621283 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/02/2021 10:42 AM Pg: 1 of 7

Dec ID 20211201658078
ST/CO Stamp 0-587-031-184
City Stamp 1-370-645-136

Prepared By:
Margaret Dawn, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Beverly G. Boone and Theodore Boone
212 West Washington Street #1102 P4-19, Chicago, IL 60606

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-IL-RF-1085868

Permanent Real Estate Index Number: 17-09-444-035-1204 & 17-09-444-035-1055

QUITCLAIM DEED

BEVERLY G. BOONE, now married, and joined by her spouse, THEODORE BOONE, whose mailing address is 212 West Washington Street #1102 P4-19, Chicago, IL 60606 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto BEVERLY G. BOONE and THEODORE BOONE, a married couple, not as joint tenants or tenants in common but by tenants by the entireties, whose address is 212 West Washington Street #1102 P4-19, Chicago, IL 60606, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

PARCEL A: Unit(s) 1102 and P4-19 in City Center Club Condominium Ab Dehneated on a Survey of the Following Described Real Estate:

PARCEL 1: Sub lots 1 to 8 in the Canal Trustees' Subdivision of Lot 5 in Block 41 in the Original Town of Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 1A: the Vacated 10 Foot Alley Lying South of and Adjoining Lot 4, Aforesaid and Lying North of and Adjoining Lots 5 to 8 in the Canal Trustees' Subdivision of Lot 5, Aforesaid, Vacated by Ordinance Recorded July 10, 1907 as Document Number 4064413, in Cook County, Illinois.

PARCEL 2: Lot 6 in Block 41 in the Original Town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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PARCEL 3: Sub-lots 1 and 2 in Canal Trustees' Subdivision of Lot 7 in Block 41 in the Original Towns of Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 4: Sub-lot 3 in Canal Trustees Subdivision of Lot 7 in Block 41 in the Original Town of Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

DESCRIBED AS FOLLOWS:

That Property and Space Which Is Contained Within and Between That Certain Horizontal Plane Located 42.68 Feet Above Chicago City Datum, and That Certain Other Horizontal Plane Located 170.50 Feet Above Chicago City Datum and Which Lies Within the Boundaries Projected Vertically On the Following Described Part of Said Tract; Beginning at a Point on the South Line of Said Tract, 79.14 Feet East of the Southwest Corner; Thence North 62.52 Feet; Thence East 83.36 feet; Thence North 118.31 Feet to the North Line of Said Tract; Thence East Along Said North Line 59.60 Feet to the Northeast Corner of Tract; Thence South Along East Line of Tract, 180.83 Feet to the Southeast Corner of Tract; Thence West Along South Line of Tract 142.96 Feet to the Point of Beginning.

Which Survey Is Attached to the Declaration of Condominium Recorded as Document 99530392, as Amended From Time to Time, Together With an Undivided Percentage Interest in the Common Elements.

PARCEL B:

Non-exclusive Easement for Access, Ingress and Egress for the Benefit of Parcel A Created by Declaration of Covenants, Conditions, Restrictions, and Easements Made by City Center Lofts L.L.C. Ant) Lasalle National Bank as Trustee Under Trust Agreement Dated June 1, 1998 and Known as Trust Number 121802 Recorded as Document 99530391.

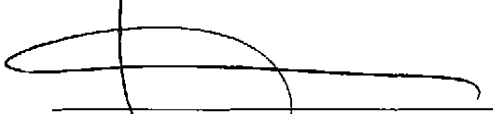
BEING the same premises conveyed unto Beverly G. Boone by Deed dated February 7, 2002 and recorded February 28, 2002 in the Office of the County Recorder of the County of Cook, State of Illinois as Instrument No. 0020232667.

Property Address: 212 West Washington Street #1102 P4-19, Chicago, IL 60606

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

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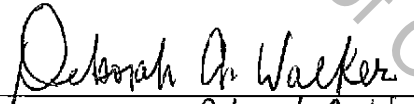
IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 15 day October, 2021.

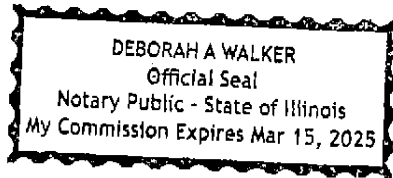
 (Seal)
BEVERLY G. BOONE

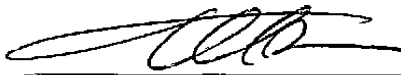
STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, BEVERLY G. BOONE, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of October 15th, 2021.


Notary Public - Deborah A. Walker
My Commission expires: 3-15-2025

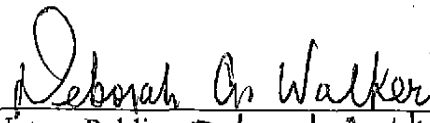


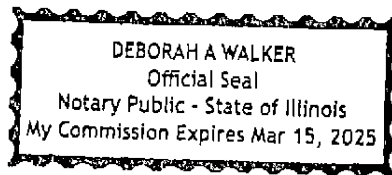
 (Seal)
THEODORE BOONE

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, THEODORE BOONE, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of October 15th, 2021.


Notary Public Deborah A. Walker
My Commission expires: 3-15-2025



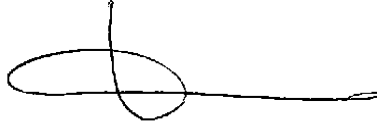
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This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

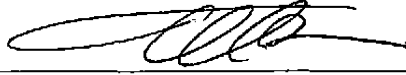
Exempt under provisions of Paragraph (e) Section 31.45, Property Tax Code.

Date: *October 15, 2021*

Signature of Grantor:



BEVERLY G. BOONE




THEODORE BOONE

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX	02-Dec-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-09-444-035-1204 | 20211201658078 | 1-370-645-136

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		02-Dec-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-09-444-035-1204	20211201659078	0-587-031-184

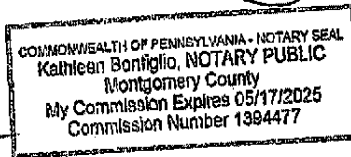
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STATEMENT BY GRANTOR AND GRANTEE

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 10/18/2021 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Rebekah Schueck
dated 10/18/2021

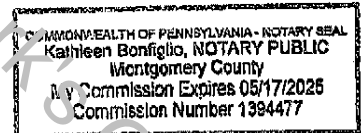


Notary Public [Signature]

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.

Dated 10/18/2021 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Rebekah Schueck
dated 10/18/2021



Notary Public [Signature]

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.