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Doc#: 2203304214 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2022 12:16 PM Pg: 1 of 7

Dec ID 20220101613291
ST/CO Stamp 1-277-403-536
City Stamp 0-908-157-328

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

Mail Tax Statement to: Jay Brian Mahlendorf and Christopher Brian Van Dunk, 800 W Cornelia Avenue, Unit 408, Chicago, IL 60657

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

Permanent Real Estate Index Number: 14-20-407-050-1024
BSS-IL-RF-1193964
RECORD 3RD

QUITCLAIM DEED

JAY BRIAN MAHLENDORF and CHRISTOPHER BRIAN VAN DUNK, a married couple, whose mailing address is 800 W Cornelia Avenue, Unit 408, Chicago, IL 60657 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto JAY MAHLENDORF and CHRISTOPHER VAN DUNK, as Trustees of THE JAY MAHLENDORF and CHRISTOPHER VAN DUNK LIVING TRUST dated April 28, 2017, in fee simple, whose address is 800 W Cornelia Avenue, Unit 408, Chicago, IL 60657, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Parcel 1:

Unit No. 408 in the 800 West Cornelia Condominium as delineated on a survey of the following described real estate.

The east 100 feet of the South 110 feet lying West of the West line of Halsted Street and North of the North line of Cornelia Avenue of Lot 7 in circuit court partition of the North (3/4) of the east (1/2) the southeast (1/4) of section 20, Township 40 North range 14 East of the Third Principal Meridian, in Cook County, Illinois, also Lot 69 in Benton's Addison Street Addition, being a subdivision of the East 102.9 feet of Lot 1 and Lot 7 (except the East 100 feet of the South 110 feet thereof) in circuit court partition of the North (3/4) of the East (1/2) of the southeast (1/4) of section 20, Township 40 North, range 14 of the third principal meridian all taken as a single tract (except that part of said tract which lies above a horizontal plane having an elevation of + 12.24 feet Chicago City Datum and which lies below a horizontal plane having an elevation of + 25.74 feet Chicago city datum and is bounded and described as follows:

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Commencing at the southeast corner of said tract (the southeast corner of said tract also being the southeast corner of said lot 7); thence South 89 degrees 59 minutes 15 seconds West along the South line of said tract, & distance of 2.05 feet (the South-line of said tract also being the North line of W. Cornelia avenue); thence North 00 degrees 00 minutes 00 seconds West, 0.71 feet to the place of beginning; thence North 90 degrees 00 minutes seconds West, 26.53 feet, thence North 00 degrees 00 minutes 00 seconds East, 40.19 feet; thence North 90 degrees 00 minutes 00 seconds West, 5.88 feet, thence North 00 degrees 00 minutes 00 seconds East, 8.29 feet; thence South 90 degrees 00 minutes 00 seconds East 0.38 feet; thence North 00 degrees 00 minutes East, 26.14 feet; thence South 90 degrees 00 minutes 00 seconds East, 16.82 feet; thence North 00 degrees 00 minutes 00 seconds East, 33.97 feet; thence South 90 degrees 00 minutes 00 seconds East, 15.83 feet; thence South 00 degrees 00 minutes 00 seconds West, 0.73 feet; thence South 90 degrees 00 minutes 00 seconds East, 0.73 feet; thence South 00 degrees 00 minutes 00 seconds West, 32.18 feet; thence North 90 degrees 00 minutes 00 seconds West, 0.75 feet; thence South 00 degrees 00 minutes 00 seconds West, 0.83 feet; thence South 90 degrees 00 minutes 00 seconds East, 0.75 feet thence South 00 degrees 00 minutes 00 seconds West, 24.14 feet; thence North 90 degrees 00 minutes 00 seconds West, 0.77 feet; thence South 00 degrees 00 minutes 00 seconds West, 0.52 feet; thence South 00 degrees 00 minutes 00 seconds East, 0.77 feet, thence South 00 degrees 00 minutes 00 seconds West, 24.16 feet; thence North 90 degrees 00 minutes 00 seconds West, 0.75 feet, thence South 00 degrees 00 minutes 00 seconds West, 0.83 feet, thence South 90 degrees 00 minutes 00 minutes 00 seconds East, 0.75 feet, thence South 00 degrees 00 minutes 00 seconds West, 23.56 feet; thence North 90 degrees 00 minutes 00 seconds West 1.35 feet; thence South 00 degrees 00 minutes 00 seconds West 1.35 feet to the point of beginning, in Cook County, Illinois, which survey is attached as exhibit "A" the declaration of condominium recorded June 6, 2013 as document 0315733128, together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of parking space nos. P-5 and P-13 and roof right no. R-7, limited common elements, as delineated on the survey attached to the declaration, aforesaid. Recorded as Document 6315731128.

BEING the same premises conveyed unto Jay Brian Mahlendorf and Christopher Brian Van Dunk, a married couple by Deed dated 7/17/2020 and recorded 9/4/2020, as Correction of Deed in Trust, in the Office of the County Recorder of the County of Cook, State of Illinois.

Property Address: 800 W Cornelia Avenue, Unit 408, Chicago, IL 60657

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 13th day
January, 20 22

 (Seal)
CHRISTOPHER BRIAN VAN DUNK

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 CHRISTOPHER BRIAN VAN DUNK, 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 January 13th, 20 22.


Notary Public
My Commission expires: 02/11/2024



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: January 13th, 2022

Signature of Grantor: 
CHRISTOPHER BRIAN VAN DUNK

UNOFFICIAL COPY

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 13th day
January, 2022

Jay Brian Mahlendorf (Seal)
JAY BRIAN MAHLENDORF

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 JAY BRIAN MAHLENDORF, 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 January 13th, 2022

D. Durrell Parker
Notary Public

My Commission expires: 02/11/2024



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: January 13th, 2022

Signature of Grantor:

Jay Brian Mahlendorf
JAY BRIAN MAHLENDORF

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Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX	31-Jan-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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* 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		31-Jan-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
14-20-407-050-1024	20220101613291	1-277-403-536

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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 January 27, 2022 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said R.SCHUECK,
dated January 27, 2022.
Notary Public Kathleen Bonfiglio

Commonwealth of Pennsylvania - Notary Seal
Kathleen Bonfiglio, NOTARY PUBLIC
Montgomery County
My Commission Expires 05/17/2025
Commission Number 1394477

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 January 27, 2022 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said R.SCHUECK,
dated January 27, 2022.
Notary Public Kathleen Bonfiglio

Commonwealth of Pennsylvania - Notary Seal
Kathleen Bonfiglio, NOTARY PUBLIC
Montgomery County
My Commission Expires 05/17/2025
Commission Number 1394477

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.