

**UNOFFICIAL COPY**

Doc#: 2203507148 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/04/2022 10:17 AM Pg: 1 of 4

Dec ID 20220101612036  
ST/CO Stamp 0-152-736-144  
City Stamp 1-045-303-696

**Quit Claim Deed**  
**ILLINOIS STATUTORY**

PT 22-79806 1/2

Joan E. VonDruska as Trustee of the Joan E. VonDruska Living Trust dated November 16, 1992, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS to 540 LAKE SHORE 321 LLC, whose current mailing address is 60 Tomlin Circle, Burr Ridge, IL 60527 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois;

TO HAVE AND TO HOLD the above granted premises unto the party of the second part forever.

**PROPERTY ADDRESS: 540 N. Lake Shore Drive, Unit 321, Chicago, IL 60611**

**PIN: 17-10-211-021-1122**

EXEMPT UNDER PROVISIONS OF PARAGRAPH THIS IS NOT HOMESTEAD PROPERTY  
REAL ESTATE TRANSFER TAX LAW

DATE: 24 January 2022

*Joan E. VonDruska*  
Signature of Buyer or Seller

-signature page follows-

# UNOFFICIAL COPY

Dated this 24 day of January, 2022.

Joan E. VonDruska, Tr.  
Joan E. VonDruska, as Trustee

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public and for said County, in the State aforesaid, CERTIFY THAT Joan E. VonDruska, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24<sup>th</sup> day of January 2022.



Gonzalo Villaseñor  
Notary Public

Prepared by: William L. Kabaker  
951 Forestway Drive  
Oleucoc, IL 60022

Mail to: Joan E. VonDruska  
60 Tomlin Circle  
Burr Ridge, IL 60527

Name and address of Taxpayer:  
Joan E. VonDruska  
60 Tomlin Circle  
Burr Ridge, IL 60527

Property of Cook County Clerk's Office

02/01/2022 00:00:00  
RECEIVED 02/01/2022 00:00PM 16309858343  
To: +16309858343

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Page: 2 of 2

2022-02-01 23:09:25 GMT

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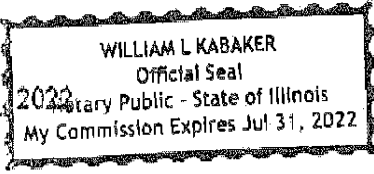
From: WILLIAM KABAHER

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed 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 Feb 1, 2022, 2022 Signature: [Signature]  
Joan VonDruska

Subscribed and sworn to before me  
by the said Grantor this 1st day of February

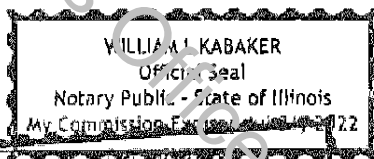


NOTARY PUBLIC [Signature]

The Grantee or his agent affirms agent affirms that, to the best of his/her 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 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 Feb 1, 2022, 2022 Signature: [Signature]  
Joan VonDruska

Subscribed and sworn to before me  
by the said Grantee this 1st day of February, 2022.



NOTARY PUBLIC [Signature]

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.)

**UNOFFICIAL COPY**EXHIBIT "A"

Unit 321 in 540 North Lake Shore Drive Condominium as delineated on survey of Lot 29 (except that portion taken for street purposes in case 82L11163) and Lot 30 and the West 1/2 of Lot 42 in Circuit Court partition of the South 1/2 of that part of the Northwest 1/4 lying South of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as exhibit A to declaration of Condominium recorded as document 92468797 and as amended from time to time together with its undivided percentage interest in the common element (excepting therefrom all the property and space comprising all the units thereof as defined and set forth in Said Declaration and Survey).

Permanent Real Estate Index Numbers: 17-10-211-021-1122

Address of Real Estate:

540 N. Lake Shore Drive, Unit ~~320~~ 321  
Chicago, IL 60611