

# UNOFFICIAL COPY

Doc#. 2204121612 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/10/2022 02:44 PM Pg: 1 of 4



Dec ID 20220201621991  
ST/CO Stamp 1-970-598-288  
City Stamp 1-241-444-752

**National Title Solutions, Inc.**

## TRUSTEE'S DEED ILLINOIS STATUTORY Individual to L.P.

**File Number: 2021-13657**

**THE GRANTOR(S) ROBERT HERCULES, AS TRUSTEE OF THE ROBERT HERCULES 2019 DECLARATION OF TRUST**, whose address is 1327 West Washington Boulevard, Ste. 103, Chicago, IL 60607, of the County of Cook, State of State of Illinois for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, **CONVEY(S) and QUIT CLAIM(S)** to B & K Building L.P., a Limited Partnership existing under the laws of Illinois and having its place of business at 1327 West Washington Boulevard, Ste. 103, Chicago, IL 60607 of the County of Cook, State of State of Illinois. All interest in the following described Real Estate, situated in the County of Cook State of State of Illinois, to wit:

UNIT 103 AND PARKING UNIT(S) P1, P2, P3 AND P4 IN THE UNION PARK LOFTOMINIUM, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5, 6, 7, AND 8 IN BLOCK 6 IN MCNEILL'S SUBDIVISION OF BLOCKS 6, 7, AND 8 IN WRIGHT'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00363174 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

This property is the homestead of the Grantor(s), **TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
To Have and to Hold, the same in fee simple forever.

**GRANTOR COVENANTS** with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.  
(The terms "Grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Permanent Real Estate Index Number(s): 17-08-335-028-1035, 17-08-335-028-1087, 17-08-335-028-1088, 17-08-335-028-1089 and 17-08-335-028-1090

Address(es) of Real Estate: 1327 West Washington Boulevard, Ste. 103, Chicago, IL 60607

EXEMPT UNDER PROVISIONS OF  
Paragraph e Section 31-45  
Property Tax Code:

Date

2/18/2022

Buyer, Seller, or Representative

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Dated this 8<sup>th</sup> day of FEBRUARY, 2022

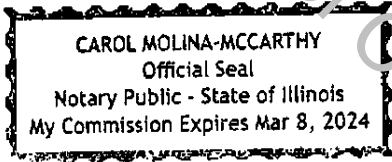
Robert Hercules as Trustee

ROBERT HERCULES, AS TRUSTEE OF  
THE ROBERT HERCULES 2019 DECLARATION OF TRUST

State of ILLINOIS, County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ROBERT HERCULES** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me by means of ( ) physical presence or ( ) online notarization, and acknowledged that they signed, sealed and delivered the said instrument as their 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 8<sup>th</sup> day of FEBRUARY, 2022



(Notary Public)

After Recording, Return to:

National Title Solutions, Inc.  
3550 Hobson Rd. Suite 101  
Woodridge, IL 60517

Prepared By:

Meghan Stokes  
Law Office of Meghan Stokes LLC  
4906 W Hutchinson St.  
Chicago, IL 60641

Mail Tax Bill(s) To:

B & K Building L.P.  
1327 West Washington Boulevard, Ste. 103  
Chicago, IL 60607

REAL ESTATE TRANSFER TAX		10-Feb-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-08-335-028-1035   20220201621991   1-241-444-752		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		10-Feb-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-08-335-028-1035   20220201621991   1-970-598-288		

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## EXHIBIT "A" Property Description

**Closing Date:** February 8, 2022

**Borrower(s):** B & K Building L.P.

**Property Address:** 1327 West Washington Boulevard, Ste. 103, Chicago, IL 60607

### PROPERTY DESCRIPTION:

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF COOK AND STATE OF ILLINOIS, TO WIT:

UNIT 103 AND PARKING UNIT(S) P1, P2, P3 AND P4 IN THE UNION PARK LOFTOMINIUM, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5, 6, 7, AND 8 IN BLOCK 6 IN MCNEILL'S SUBDIVISION OF BLOCKS 6, 7, AND 8 IN WRIGHT'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00363174, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PINS: 17-08-335-028-1035, 17-08-335-028-1087, 17-08-335-028-1088, 17-08-335-028-1089 AND 17-08-335-028-1090

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY 95 ILCS 605-010 (from Ch. 94, par. 3-0029)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 2 | 8 | 2022

SIGNATURE: *Alvin [Signature]*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

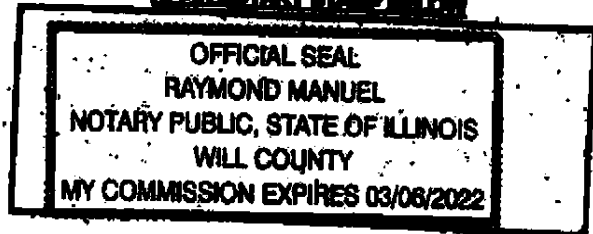
Raymond Manuel

By the said (Name of Grantor):

On this date of: 2 | 8 | 2022

NOTARY SIGNATURE: *[Signature]*

SEEK NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATE: 2 | 8 | 2022

SIGNATURE: *Alvin [Signature]*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

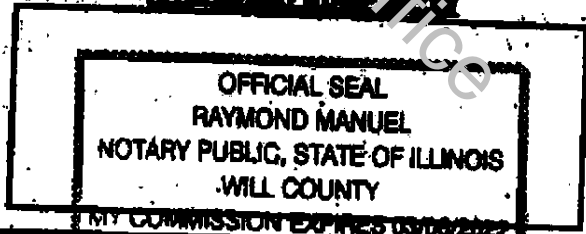
Raymond Manuel

By the said (Name of Grantee):

On this date of: 2 | 8 | 2022

NOTARY SIGNATURE: *[Signature]*

SEEK NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 95 ILCS 605-010(b)(2), 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 the Illinois Real Estate Transfer Act 95 ILCS 205/1-31)