

UNOFFICIAL COPY

Doc# 2206320100 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/04/2022 01:55 PM Pg: 1 of 4

Dec ID 20220301639404

City Stamp 1-707-689-360

After Recording Return to:

Amrock LLC
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No. 6280331

Mail Tax Statements To:

Lawrence Cosimini
3300 N. Lake Shore Dr., Apt. 11B
Chicago, IL 60657

Tax Parcel ID Number:

14-21-310-055-1026

Order Number:

69235341-D1- 66696390
3466292244

QUIT CLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: *Lawrence Cosimini*, date 1-13-2021
LAWRENCE COSIMINI

Dated this 13th day of January, 2021. WITNESSETH, that **LAWRENCE COSIMINI, AS TRUSTEE OF THE LAWRENCE COSIMINI LIVING TRUST DATED JULY 28, 2010**, whose address is 3300 N Lake Shore Dr, Apt 11B, Chicago, IL 60657-3937, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto **LAWRENCE COSIMINI, an unmarried man**, whose address is 3300 N Lake Shore Dr, Apt 11B, Chicago, IL 60657-3937, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 3300 N Lake Shore Dr, Apt 11B, Chicago, IL 60657-3937, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

Grantor:

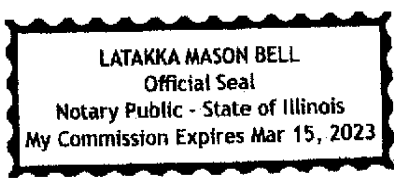
Lawrence Cosimini

LAWRENCE COSIMINI, AS TRUSTEE OF THE LAWRENCE COSIMINI LIVING TRUST
DATED JULY 28, 2010


STATE OF Illinois)
)
COUNTY OF Cook) ss.

I, Latakka Mason Bell, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that LAWRENCE COSIMINI, AS TRUSTEE OF THE LAWRENCE COSIMINI LIVING TRUST DATED JULY 28, 2010, whose identity was proven through identification shown to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/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 official seal this 13th day of January 2021.



Latakka Mason Bell
Notary Public
My commission expires: March 15th 2023

| REAL ESTATE TRANSFER TAX | 03-Mar-2022 |
|--|-------------|
|  CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

14-21-310-055-1026 | 20220301639404 | 1-707-689-360
* Total does not include any applicable penalty or interest due.



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EXHIBIT A LEGAL DESCRIPTION

Tax Id Number(s): 14-21-310-055-1026

Land situated in the County of Cook in the State of IL UNIT NUMBER "11-B" IN 3300 LAKE SHORE DRIVE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THE SOUTH 100 FEET OF LOTS 36, 37, 38, 39 AND THE SOUTH 100 FEET OF THAT PART OF LOT 40 LYING WEST OF THE WEST LINE OF SHERIDAN ROAD IN BLOCK 3 IN LAKE SHORE SUBDIVISION OF LOTS 24, 25 AND 26 IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1975 AND AMENDED MARCH 7, 1974 AS DOCUMENT NUMBER 22648121 AND KNOWN AS TRUST NUMBER 2371 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENTS NUMBER 22632555. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 3300 N Lake Shore Dr, Apt 11B, Chicago, IL 60657-3937



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3466292244DQTC05010303

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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.

DATED: Jan 13th 2021

SIGNATURE: *Lawrence Cosimini*
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:

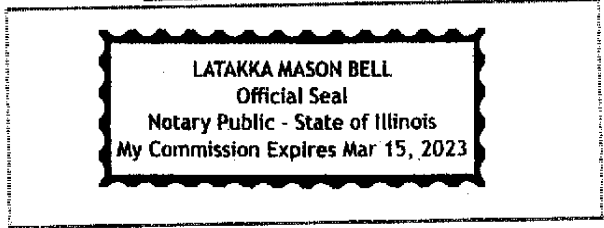
By the said (Name of Grantor): Lawrence Cosimini, as Trustee

On this date of: Jan 13th 2021

NOTARY SIGNATURE: *Latakka Mason Bell*

Latakka Mason Bell

AFFIX 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.

DATED: Jan 13th 2021

SIGNATURE: *Lawrence Cosimini*
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:

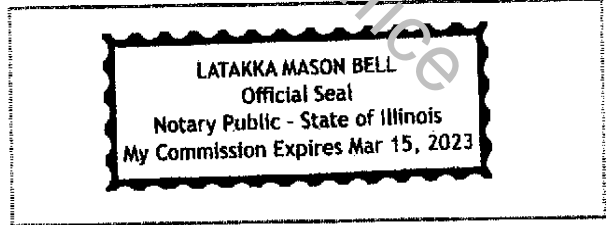
By the said (Name of Grantee): Lawrence Cosimini

On this date of: Jan 13th 2021

NOTARY SIGNATURE: *Latakka Mason Bell*

Latakka Mason Bell

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(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: (35 ILCS 200/Art. 31)**)