

# UNOFFICIAL COPY

Doc#: 2207439393 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/15/2022 01:52 PM Pg: 1 of 4

Dec ID 20220301646925

City Stamp 0-815-281-552

## QUITCLAIM DEED

Mail to:  
JOSEPH WANNER #404  
360 E RANDOLPH ST  
CHICAGO, IL 60601  
→ 5069

This space for recording information only

Name and Address of Tax  
Payer:  
Joseph W. Wanner  
Sharon B. K. Wanner  
360 East Randolph Street  
Unit #404  
Chicago, IL 60601

Exempt under provisions of Paragraph E of 35 IL CS 200/31-45,  
Real Estate Transfer Act.

11-5-2020

Date

Jason Baker

Buyer, Seller or Representative

NX5117910

**THE GRANTORS:** JOSEPH W. WANNER and SHARON B. K. WANNER, as Trustees under the provision of a trust agreement dated November 4, 2005 and known as the Wanner Family Trust, with a mailing address of 360 East Randolph Street, Unit #404, Chicago, IL 60601, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby CONVEY and QUITCLAIM to GRANTEES, JOSEPH W. WANNER and SHARON B. K. WANNER, husband and wife, residing at 360 East Randolph Street, Unit #404, Chicago, IL 60601 all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 360 East Randolph Street, Unit #404, Chicago, IL 60601, and legally described as follows, to wit:

**UNIT NUMBERS 404 IN THE BUCKINGHAM CONDOMINIUM PRIVATE RESIDENCES AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**THAT PART OF THE LANDS LYING EAST OF THE ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED:**

**BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE EXTENDED EAST, OF EAST RANDOLPH STREET, WITH A LINE 564.001 FEET,**



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MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH THE EAST LINE, AND A SOUTHWARD EXTENSION THEREOF, OF NORTH COLUMBUS DRIVE, 110 FEET WIDE, AS SAID NORTH COLUMBUS DRIVE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 5, 1972, AS DOCUMENT NO. 21925615, AND RUNNING THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 72.191 FEET; THENCE ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE A DISTANCE OF 42.00 FEET; THENCE NORTH ALONG A LINE 606.001 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE OF NORTH COLUMBUS DRIVE, A DISTANCE OF 105.00 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE A DISTANCE OF 179.065 FEET TO AN INTERSECTION WITH THE WEST LINE OF NORTH FIELD BOULEVARD, 98.00 FEET WIDE, AS SAID NORTH FIELD BOULEVARD WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON DECEMBER 12, 1986 AS DOCUMENT 86597179 AND IS LOCATED AND DEFINED IN THE AMENDATORY LAKE FRONT ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON SEPTEMBER 17, 1969; THENCE SOUTH ALONG SAID WEST LINE OF NORTH FIELD BOULEVARD A DISTANCE OF 159.574 FEET TO A POINT 20.00 FEET, MEASURED ALONG A SOUTHWARD EXTENSION OF SAID WEST LINE, NORTH FROM THE POINT OF INTERSECTION OF SAID SOUTHWARD EXTENSION OF SAID WEST LINE WITH THE NORTH LINE, EXTENDED EAST, OF SAID EAST RANDOLPH STREET; ALONG SAID NORTH LINE, EXTENDED EAST OF EAST RANDOLPH STREET, WEST FROM THE POINT OF INTERSECTION OF SAID NORTH LINE, EXTENDED EAST WITH THE SOUTHWARD EXTENSION OF SAID WEST LINE OF NORTH FIELD BOULEVARD, AND THENCE WEST ALONG SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED EAST, A DISTANCE OF 201.095 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 25, 1994 AND KNOWN AS TRUST NUMBER 118330-01, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NUMBER 94993981 TOGETHER WITH AN UNDIVIDED 3464 PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM JOSEPH W. WANNER AND SHARON B. K. WANNER, HUSBAND AND WIFE TO JOSEPH W. WANNER AND SHARON B. K. WANNER, AS TRUSTEES UNDER THE PROVISION OF A TRUST AGREEMENT DATED NOVEMBER 4, 2005 AND KNOWN AS THE WANNER FAMILY TRUST BY DEED RECORDED NOVEMBER 26, 2005 IN DOCUMENT NO. 0532956200, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		14-Mar-2022
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

17-10-318-031-1012 | 20220301646925 | 0-815-281-552  
 \* Total does not include any applicable penalty or interest due.



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Property Tax ID: 17-10-318-031-1012  
The legal description was provided by agent for grantor.

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, Grantee(s) herein as tenants by the entirety.

DATED THIS 26 DAY OF October, 2020.

**GRANTORS.**

Joseph W. Wanner  
JOSEPH W. WANNER, as Trustee under the provision of a trust agreement dated November 4, 2005 and known as the Wanner Family Trust

Sharon B. K. Wanner  
SHARON B. K. WANNER, as Trustee under the provision of a trust agreement dated November 4, 2005 and known as the Wanner Family Trust

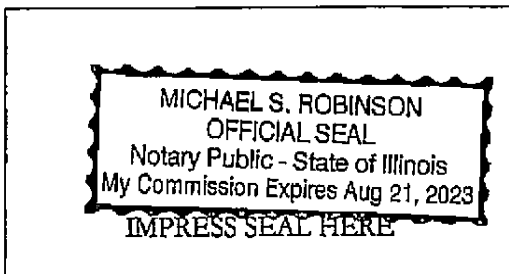
STATE OF ILLINOIS ) COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JOSEPH W. WANNER and SHARON B. K. WANNER, as Trustees under the provision of a trust agreement dated November 4, 2005 and known as the Wanner Family Trust, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, 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 and official seal this 26th day of October, 2020.

Michael S. Robinson  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



Cook COUNTY - ILLINOIS TRANSFER STAMP

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## STATEMENT BY GRANTOR AND GRANTEE

as required by §55 ILCS 5/3-5020 (form Ch. 34, par 3-5020)

### Grantor Section

The **GRANTOR** or his/her agent affirms that, to the best of his/her 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 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.

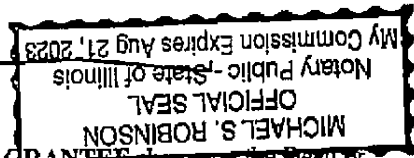
Dated October 26, 2022.

Signature: Joseph W Wann  
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 by the said Joseph W Wann this 26 day of OCTOBER, 2022.

Notary Public Michael S. Robinson



### GRANTEE SECTION

The **Grantee** of his/her 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.

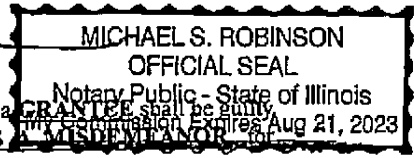
Dated October 26, 2022.

Signature: Joseph W Wann  
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 by the said Joseph W Wann this 26 day of OCTOBER, 2022.

Notary Public Michael S. Robinson



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.

(Attached to **Deed** or **ABI** to be recorded in Cook County, Illinois, if exempt under the provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)