

# UNOFFICIAL COPY

Doc#: 2207439395 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/15/2022 01:52 PM Pg: 1 of 4

## QUITCLAIM DEED

Dec ID 20220301647983

City Stamp 1-241-724-304

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, Trustee  
Sharon B. K. Wanner, Trustee  
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.

#5-2020  
Date Buyer, Seller or Representative  
NX51179(10) Jason Baker

**THE GRANTORS:** JOSEPH W. WANNER and SHARON B. K. WANNER, husband and wife, residing at 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, as Trustees under the provision of a trust agreement dated November 4, 2005 and known as the Wanner Family Trust, and any amendments thereto with a mailing address of 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,**

2

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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, 93.50 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 BY COOK COUNTY, ILLINOIS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM 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 TO JOSEPH W. WANNER AND SHARON B. K. WANNER, HUSBAND AND WIFE BY DEED RECORDED \_\_\_\_\_ IN DOCUMENT NO. \_\_\_\_\_, IN COOK COUNTY, ILLINOIS.

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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. Wannner  
JOSEPH W. WANNER

Sharon B. K. Wannner  
SHARON B. K. WANNER

STATE OF ILLINOIS

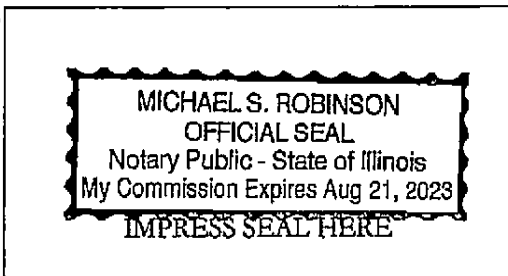
COUNTY OF Cook

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, 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 26 day of October 2020.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



Cook COUNTY - ILLINOIS TRANSFER STAMP

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

17-10-318-031-1012 | 20220301647983 | 1-241-724-304

\* Total does not include any applicable penalty or interest due.

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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 authorize 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.

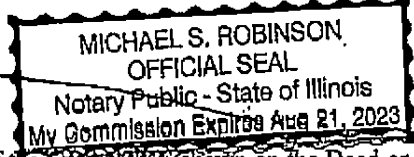
Dated October 26, 2020.

Signature: Joseph W Warner  
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 Warner this 26<sup>th</sup> day of October, 2020.

Notary Public [Signature]



### 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.

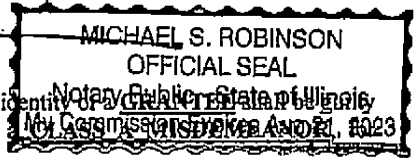
Dated October 26, 2020.

Signature: Joseph W Warner  
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 Warner this 26<sup>th</sup> day of October, 2020.

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** in a land trust is guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE** and of a **CLASS B 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))