

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTORS, Joan Broderick and Thomas C. Broderick, Jr., married to each other, 1450 N. Astor Street, Unit 12A, Chicago, Illinois 60610, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, CONVEY and QUIT CLAIM to the Trustee and successor Trustee(s) of the Thomas C. Broderick Revocable Trust, dated October 11, 2000, as amended from time to time, 1450 N. Astor Street, Unit 12 A, Chicago, Illinois 60610, Grantee, all interests in the following described Real Estate situated in the County of Cook in the State of Illinois, (See second page for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Doc# 2209515008 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH


COOK COUNTY CLERK

DATE: 04/05/2022 09:30 AM PG: 1 OF 3

Permanent Index Number (PIN): 17-03-102-032-1037

Address of Real Estate: 1450 N. Astor Street, Unit 12A, Chicago, IL 60610

DATED this 1st day of April, 2022.

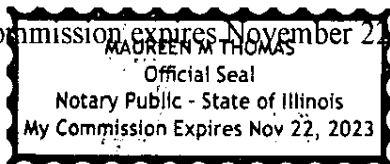
 (SEAL)
Joan Broderick

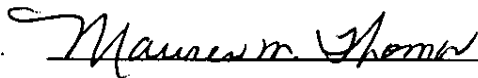
 (SEAL)
Thomas C. Broderick, Jr.

State of Illinois, County of Cook SS. The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Joan Broderick and Thomas C. Broderick, Jr., married to each other, 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 hand and official seal, this 1st day of April, 2021.

Commission expires November 22, 2023.





NOTARY PUBLIC

This instrument was prepared by: Maureen M. Thomas of Maureen M. Thomas, Ltd., 1 N. Bishop St., #4, Chicago, IL 60607

REAL ESTATE TRANSFER TAX	04-Apr-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



REAL ESTATE TRANSFER TAX	05-Apr-2022
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



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LEGAL DESCRIPTION

of premises commonly known as 1450 N. Astor Street, Unit 12 A, of the City of Chicago, County of Cook, State of Illinois 60610; PIN: 17-03-102-032-1037 :

Unit 12A together with its undivided percentage interest in the common elements in 1450 Astor Street Building Condominium, as delineated and defined in the Declaration recorded as document number 21638824, as amended from time to time, in the North 10.83 Chains of Fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: (1) general real estate taxes for the year 2021 and subsequent years not yet due and payable; (2) building lines and building and liquor restrictions of record; (3) zoning and building laws and ordinances; (4) private, public and utility easements; (5) covenants, conditions and restrictions of record; (6) the recorded Declaration of Condominium and all amendments thereto; (7) provisions of the Condominium Property Act of Illinois (the "Act"); (8) acts done or suffered by or through the Grantee(s).

Exempt under provisions of 35 ILCS 200/31-45, Par. (e), Real Estate Transfer Act and Cook County Ord. 93-0-27, Par. 4



ATTORNEY FOR GRANTOR (DATE)

SEND SUBSEQUENT TAX BILLS TO:

Thomas C. Broderick, Jr.
1450 N. Astor Street, Unit 12A
Chicago, IL 60610

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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: 04 / 1 / 20 22

SIGNATURE: [Signature]
Thomas C. Broderick, J. GRANTOR or AGENT

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

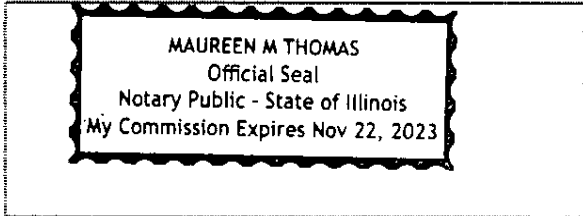
Subscribed and sworn to before me, Name of Notary Public: Maureen M. Thomas

By the said (Name of Grantor): Thomas C. Broderick

On this date of: 04 / 1 / 20 22

NOTARY SIGNATURE: [Signature]

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: 04 / 1 / 20 22

SIGNATURE: [Signature]
Thomas C. Broderick, Jr., GRANTEE or AGENT

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

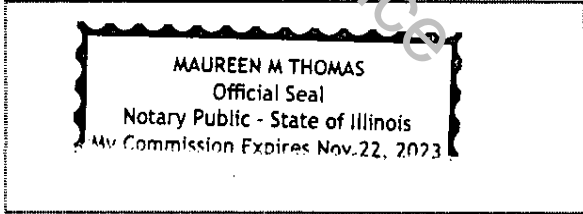
Subscribed and sworn to before me, Name of Notary Public: Maureen M. Thomas

By the said (Name of Grantee): Thomas Broderick Trustee

On this date of: 04 / 1 / 20 22

NOTARY SIGNATURE: [Signature]

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)