

UNOFFICIAL COPY

State of Illinois
County of Cook

Doc#. 2301241231 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2023 12:53 PM Pg: 1 of 3

QUIT CLAIM DEED INTO TRUST

Dec ID 20230101630568
ST/CO Stamp 1-742-066-512
City Stamp 0-756-757-328

THE GRANTOR, MARCIA L. DUBOFF, an unmarried woman of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and QUIT CLAIMS to MARCIA L. DUBOFF, as Trustee under the MARCIA L. DUBOFF Trust Agreement Dated December 30, 2022, all interest in the following described real estate situated in the County of Cook, State of Illinois:

PARCEL 1: UNIT NO. 3W IN THE WELLES PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 18 AND 19 IN BLOCK 13 IN THE NORTH WEST LAND ASSOCIATION OF THE EAST ½ AND THE EAST 33 FEET OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ LYING SOUTH OF RAILROAD RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE CONDOMINIUM RECORDED AS DOCUMENT 1615429079 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NUMBER 1615429079.

PARCEL 3: RECIPROCAL EASEMENT RECORDED JUNE 2, 2016 AS DOCUMENT NUMBER 1615429080.

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

Permanent Parcel Number: 13-13-233-037-1004

Address(es) of Real Estate: 2440 W. Montrose Ave., Unit 3W, Chicago, IL 60618

Address of Grantees: 2440 W. Montrose Ave., Unit 3W, Chicago, IL 60618

Dated this 30th day of December, 2022.

Please Print

Or Type

Names Below

Signatures

Marcia L. Duboff
MARCIA L. DUBOFF

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STATE OF ILLINOIS)

)SS

COUNTY OF DUPAGE)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARCIA L. DUBOFF, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 and official seal this 30th day of December, 2022.



Notary Public

This instrument prepared by: MULLEN, WINTHERS & CERNY, P.C.
1N141 County Farm Rd., Suite 230
Winfield, IL 60190

Mail recorded instrument to:

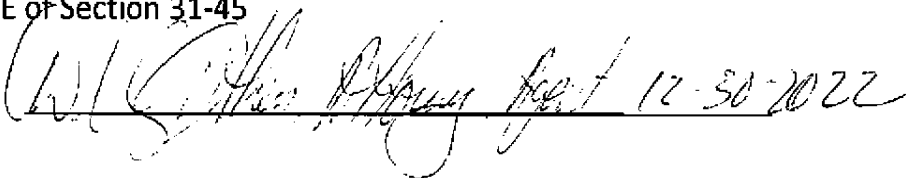
MULLEN, WINTHERS & CERNY, P.C.
1N141 County Farm Rd., Suite 230
Winfield, IL 60190

Mail future tax bills to:

MARCIA L. DUBOFF, Trustee
2440 W. Montrose Ave., Unit 3W
Chicago, IL 60618

Exempt under Paragraph E of Section 31-45

of the Property Tax Code.



12-30-2022

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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: 1 4, 2023

SIGNATURE: [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:

By the said (Name of Grantor): Marcia L. DuBoff

On this date of: 1 4, 2023

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: 1 4, 2023

SIGNATURE: [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:

By the said (Name of Grantee): Marcia L. DuBoff,

On this date of: 1 4, 2023 Trustee

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)**)