

UNOFFICIAL COPY



Doc# 2308857006 Fee \$89.00

RECORDING REQUESTED BY:  
CARLA ROBINSON  
SAM ROBINSON

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/29/2023 12:08 PM PG: 1 OF 6

INSTRUMENT PREPARED BY:  
SUCCEED CONSULTING FIRM  
1425 NORTH DALLAS AVE. SUITE 206  
LANCASTER, TEXAS 75134

(Above reserved for official use only)

RETURN DEED TO:  
S AND C ROBINSON FAM FOUNDATION  
P.O. BOX 16334  
CHICAGO, ILLINOIS, 60616

SEND TAX STATEMENTS TO:  
S AND C ROBINSON FAM FOUNDATION  
P.O. BOX 16334  
CHICAGO, ILLINOIS, 60616

### QUIT CLAIM DEED FOR ILLINOIS

STATE OF ILLINOIS  
COUNTY OF COOK

THIS DEED is made this day of 22 DECEMBER 2022 by and  
between the "**Grantors**,"

CARLA ROBINSON AND SAM ROBINSON, a married couple licensed in Illinois residing at  
9441 S. PLEASANT AVE. CHICAGO, ILLINOIS 60643.

AND the "**Grantee**,"

CARLA ROBINSON AND SAM ROBINSON, as Trustee located at P O BOX 16334,  
CHICAGO, IL 60616, to hold for the benefit of the trust titled S AND C ROBINSON FAM  
FOUNDATION.

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and  
sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and  
Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the  
following described real estate (the "**Property**"), together with all hereditaments and  
appurtenances belonging thereto, located in COOK county, Illinois, subject to any  
restrictions herein:

Property Address: 3151 S. MICHIGAN AVENUE CHICAGO, ILLINOIS 60616.

17-34-102-051-1092

Legal description(s)

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PARCEL 1: UNIT NO. 31S1 IN THE MICHIGAN INDIANA CONDOMINIUM (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

- (A) THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE FOR MICHIGAN PLACE DATED DECEMBER 7, 1999 BETWEEN ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AS LESSEE, RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 29, 2000 AS DOCUMENT NO. 147967 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO (THE "GROUND LEASE") WHICH GROUND LEASE DEMISES THE LAND HEREINAFTER DESCRIBED FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND
- (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND:

CEERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST ½ OF THE NORTH WEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN , IN COOK COUNTY, ILLINOIS AS DELINATED ON A SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, CONVENANTS AND BYLAWS FOR MICHIGAN INDIANA COMDOMINIUM DATED FEBRUARY 23, 2001 AND RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON MARCH 15, 2001 AS DOCUMENT 001-0205852, AS THE SAME HAVE BEEN AMENDED FROM TIME TO TIME (AND SO AMENDED, "THE DECLARATION"), ALL IN COOK COUNTY, ILLINOIS .

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-50 AND P-51 AND PATIO, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Vesting Information / Property Interest: CARLA ROBINSON AND SAM ROBINSON, as Trustee, to hold for the benefit of the trust titled **S AND C ROBINSON FAM FOUNDATION.**

**REAL ESTATE TRANSFER TAX**

28-Mar-2023



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

17-34-102-051-1092 | 20230301684025 | 0-354-949-328

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

**REAL ESTATE TRANSFER TAX**

29-Mar-2023



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

17-34-102-051-1092 | 20230301684025 | 2-022-447-312

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[SIGNATURE PAGE FOLLOWS]

**Signatures**

Grantors signed, sealed, and delivered this quit claim deed to Grantee on 22 December 2022 (date).

Grantor (or authorized agent)

x/ Carla Robinson

Print

Name: Carla Robinson

Acknowledgment:

I, Carla Robinson (name of CARLA ROBINSON), residing at 9441 S. PLEASANT AVE. CHICAGO, ILLINOIS 60643,

acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).

Grantor (or authorized agent)

x/ Sam Robinson

Print

Name: Sam Robinson

Acknowledgment:

I, Sam Robinson (name of SAM ROBINSON), residing at 9441 S. PLEASANT AVE. CHICAGO, ILLINOIS 60643, 78660,

acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-65	
sub par. <u>E</u> and Cook County Ord. 93-0-27 per. _____	
Date <u>3/29/2023</u>	Sign. <u>Carla Robinson</u>

**UNOFFICIAL COPY****NOTARY ACKNOWLEDGMENT**

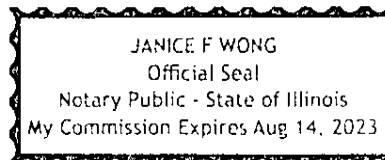
STATE OF IL  
COUNTY OF COOK

On 12/22/2022 before me, Janice F Wong, personally appeared **CARLA ROBINSON** personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 02/14/2023

[Signature]  
Notary Public, Illinois



Property of Cook County Clerk's Office

**UNOFFICIAL COPY****NOTARY ACKNOWLEDGMENT**

STATE OF IL  
COUNTY OF COOK

On 12/22/2022 before me, Janice F Wong, personally appeared **SAM ROBINSON** personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 08/14/2023

Janice F Wong  
Notary Public, Illinois



Property of Cook County Clerk's Office

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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: 03 | 28 | 2023

SIGNATURE: *Carla Robinson*  
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): *Carla Robinson*

On this date of: 03 | 28 | 2023

NOTARY SIGNATURE: *Gelaine Coleman*

AFFIX NOTARY STAMP BELOW

GELAINE COLEMAN  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Oct 26, 2025

### 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: 03 | 28 | 2023

SIGNATURE: *Carla Robinson*  
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): *Carla Robinson*

On this date of: 03 | 28 | 2023

NOTARY SIGNATURE: *Gelaine Coleman*

AFFIX NOTARY STAMP BELOW

GELAINE COLEMAN  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Oct 26, 2025

### 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)**

rev. on 10.17.2016