

# UNOFFICIAL COPY

Doc#: 2324213034 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/30/2023 09:35 AM Pg: 1 of 5

## QUIT CLAIM DEED (ILLINOIS)

Dec ID 20230801608831

City Stamp 1-917-818-320

THE GRANTOR, **Dennis C. Garcia**, a married man, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, hereby

**Conveys and Quit Claims  
Unto**

**1150 West Dickens, LLC**, an Illinois limited liability company, the following described real estate situated in the County of Cook and State of Illinois, to-wit:

UNIT D IN TAVISTOCK HOUSE, A CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

SUB-LOTS 28 AND 29 IN BLOCK 6 IN MORGAN SUBDIVISION IN THE NORTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25930680 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN EXHIBIT B TO SAID DECLARATION OF CONDOMINIUM OWNERSHIP.

PARCEL 2: EASEMENT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1 IN AND TO PARKING AREA AS DELINEATED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP.

**Permanent Real Estate Index Number(s):** 14-32-213-046-1004

**Address of Real Estate:** 1150 West Dickens, Unit D, Chicago, Illinois 60614

TO HAVE AND TO HOLD the said premises with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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Full power and authority are hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vest in said trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof (including leases of coal, oil, gas, and other minerals), from time to time, in possession or reversion, by leases to commence in praesenti or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases upon any terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

## REAL ESTATE TRANSFER TAX

28-Aug-2023



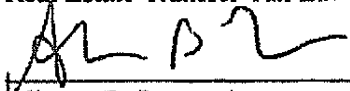
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-32-213-046-1004 | 20230801608831 | 1-917-818-320

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


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This transaction is exempt under the provisions of paragraph (e) of Section 31-45 of the Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e).

  
\_\_\_\_\_  
Allyson B. Russo, Attorney


Date: August 23, 2023

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 23 day of August, 2023.

  
\_\_\_\_\_  
DENNIS C. GARCIA

Acceptance:

1150 West Dickens, LLC hereby acknowledges receipt and acceptance of the above-described real estate as of the date thereof.

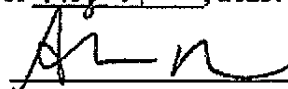
  
\_\_\_\_\_  
1150 West Dickens, LLC  
By: Simona V. Garcia, as trustee of the Simona V. Garcia Trust  
Its: Sole Member and Manager

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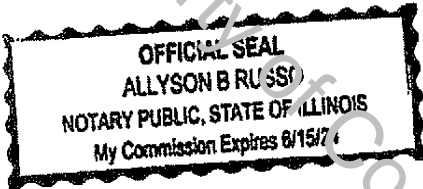
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF DUPAGE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DENNIS C. GARCIA, 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 he or she signed, sealed, and delivered the said instrument as his or her free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of August, 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission expires: 6/15/2024



**MAIL RECORDED DEED TO:**  
Russo Law Offices LLC  
201 East Ogden Avenue  
Suite 218  
Hinsdale, Illinois 60521

**MAIL SUBSEQUENT TAX BILLS TO:**  
1150 West Dickens, LLC  
29 West Birchwood Avenue  
Hinsdale, Illinois 60521

This instrument was prepared by:  
Russo Law Offices LLC  
201 East Ogden Avenue  
Suite 218  
Hinsdale, Illinois 60521


Grantees' Address:  
1150 West Dickens, LLC  
29 West Birchwood Avenue  
Hinsdale, Illinois 60521

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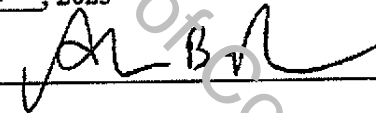
## STATEMENT BY GRANTOR OR GRANTEE

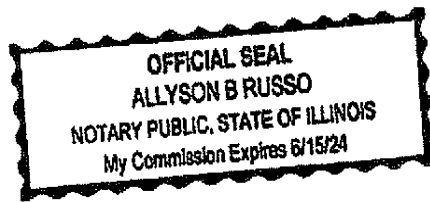
The grantor or the grantor's agent affirms that, to the best of the grantor's knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 title to real estate under the laws of the State of Illinois.

Dated: 4/23, 2023

Signature:   
Dennis C. Garcia


Subscribed and sworn to before me  
By the said Dennis C. Garcia  
On 8/23, 2023

Notary Public 

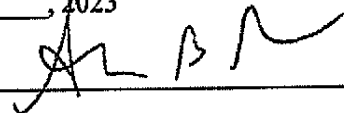


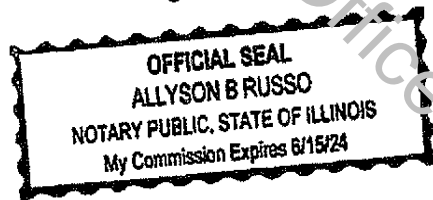
The grantee or the grantee's agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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 title to real estate under the laws of the State of Illinois.

Dated: 8/23, 2023

Signature:   
1150 West Dickens, LLC by: Simona V. Garcia,  
as trustee of the Simona V. Garcia Trust, its sole  
member and manager

Subscribed and sworn to before me  
By the said Simona V. Garcia  
On 8/23, 2023

Notary Public 



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 provisions of Section 4 of the Real Estate Transfer Tax Act.)