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Doc#: 2330541045 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/01/2023 12:00 PM Pg: 1 of 5

Dec ID 20231001662012

ST/CO Stamp 2-052-925-392 ST Tax \$180.00 CO Tax \$90.00

City Stamp 1-516-054-480 City Tax: \$1,890.00

This Instrument Prepared by:

Amin, Talati, Wasserman, LLP
549 W. Randolph Street, Suite 400
Chicago, Illinois 60661
Attn: Andrew Baumann, Esq.

After Recording Return to:

Schoenberg Finkel Beederman Bell Glazer
300 S. Wacker Drive Suite 1500
Chicago, Illinois 60606
Attn: Bruce Bell, Esq.

(For Recorder's Use Only)

QUITCLAIM DEED

CHERYL WARREN SCHIMMEL, not personally but as Trustee of the CHERYL WARREN SCHIMMEL REVOCABLE TRUST DATED OCTOBER 19, 2017, as amended whose address is 4101 Grove Street, Skokie, Illinois 60076 (the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, CONVEYS and QUITCLAIMS to BRAD E. MANGURTEN, not personally but as TRUSTEE OF THE BRAD E. MANGURTEN REVOCABLE LIVING TRUST DATED JUNE 22, 2017, as amended, or its assignee, whose address is 1241 Blackthorn Lane, Deerfield, Illinois 60640 (the "Grantee"), 100% of Grantor's 50% undivided interest in that certain real property situated in the County of Cook and the State of Illinois and being described in Exhibit A attached hereto and made a part hereof (the "Property").

SUBJECT TO: (a) all outstanding future general real estate taxes not yet due and payable at the time of closing, (b) covenants, conditions, easements and declarations of record, and (c) any other matters disclosed on that certain title policy issued by Chicago Title Insurance Company bearing the file number 23008006LFE.

The Property is not homestead property.

[signature page follows]

23008006LFE 10/2

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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 30
day of October, 2023.

GRANTOR:

By: 

Trustee of the CHERYL WARREN
SCHIMMEL REVOCABLE TRUST
DATED OCTOBER 19, 2017, as
amended

MAIL TAX BILLS TO:
BRAD E. MANGURTEN REVOCABLE LIVING
TRUST DATED JUNE 22, 2017
c/o Brad Mangurten
3719 W. Lawrence Avenue
Chicago, Illinois 60625

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that CHERYL WARREN SCHIMMEL, 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.

Given under my hand and official seal, this 30th day of October, 2023.



David S Schaffer

Notary Public

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EXHIBIT A

LEGAL DESCRIPTION OF LAND

Common Address: 3719-3721 W Lawrence Avenue, Chicago, Illinois 60625

PIN(s): 13-14-104-007-0000

Legal Description:

LOTS 7 AND 8 IN JOHNSON AND TYDEN'S 2ND ADDITION TO WEST RAVENSWOOD IN THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 3723-3725 W Lawrence Avenue, Chicago, Illinois 60625

PIN(s): 13-14-104-005-0000

13-14-104-006-0000

Legal Description:

LOTS 1 AND 2 IN BLOCK 1 IN ROBERT S. DISNEY'S IRVING PARK SUBDIVISION OF THE WEST 25 ACRES OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 12 RODS OF THE SOUTH 40 RODS THEREOF, IN COOK COUNTY, ILLINOIS.

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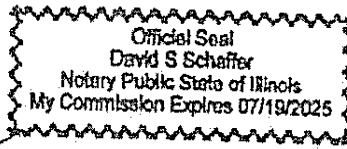
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 10/30/2023

Signature: *Carol Warren Schimmel*
Grantor or Agent

Subscribed and sworn to before me
by the said Carol Warren Schimmel
dated October 30, 2023



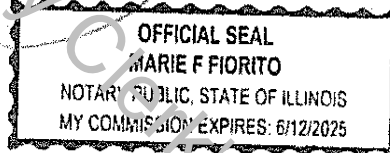
Notary Public *David S. Schaffer*

The grantee or his agent affirms and verifies that 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 10/30/2023

Signature: *Marie F Fiorito*
Grantee or Agent

Subscribed and sworn to before me
by the said Marie F Fiorito
dated 10/30/23



Notary Public *Marie F Fiorito*

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.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.