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Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2023 11:13 AM Pg: 1 of 5

This Document Prepared By:

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Dec ID 20231201686393

City Stamp 1-589-774-384

After Recording, Return To:

CINDY K. CAMPBELL
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Campbell Holzhauer
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Naperville, Illinois 60540

Mail Tax Statements To:

Victor Heurlin and Danielle Kramer
As Trustees
55 W. Goethe St., #1238
Chicago, Illinois 60610

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The GRANTORS, VICTOR HEURLIN and DANIELLE KRAMER, Husband and Wife, of 55 W. Goethe St., #1238, Chicago, Illinois 60610; FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and quitclaim to:

an undivided 50% interest unto:

VICTOR HEURLIN, GRANTEE, of 55 W. Goethe St., #1238, Chicago, Illinois 60610, as Trustee under the provisions of a trust agreement dated the 28th day of November 2023 and known as **The Victor Heurlin Living Trust** (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, and the beneficial interest of said trust being held by VICTOR HEURLIN and DANIELLE KRAMER, husband and wife, as Tenants by the Entirety in their respective trusts.

And an undivided 50% interest unto:

DANIELLE KRAMER, GRANTEE, of 55 W. Goethe St., #1238, Chicago, Illinois 60610, as Trustee under the provisions of a trust agreement dated the 28th day of November 2023 and known as **The Danielle Kramer Living Trust** (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement and the beneficial interest of said trust being held by VICTOR HEURLIN and DANIELLE KRAMER, husband and wife, as Tenants by the Entirety in their respective trusts.

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 17-04-223-070-0000

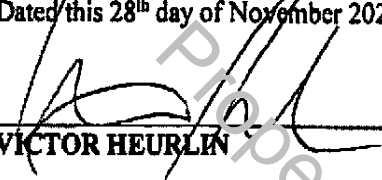
Site Address: 55 W. Goethe St., #1238, Chicago, Illinois 60610

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever. Said homestead real estate is specifically intended to be held as Tenants by the Entirety under 765 ILCS 1005/1c, as amended, under the above-mentioned Trust Agreement, and said Trust Agreement so states the same.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the above-mentioned real property; including, but not limited to, the power to convey.

Dated this 28th day of November 2023.



VICTOR HEURLIN




DANIELLE KRAMER

STATE OF ILLINOIS

COUNTY OF Cook) ss.

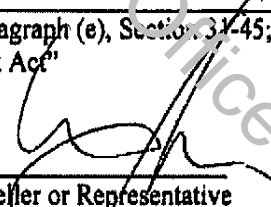
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Victor Heurlin and Danielle Kramer, husband and wife, personally known to me to be or proved to me by satisfactory identification presented to be the same persons whose names are subscribed to the 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.



NOTARY PUBLIC

My commission expires: 9/21/2025



"Exempt under Paragraph (e), Section 3-45; Illinois Real Estate Transfer Tax Act"	
<u>11/28/23</u>	
Date	Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

27-Dec-2023



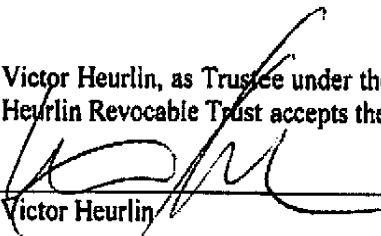
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-04-223-070-0000 | 20231201686393 | 1-589-774-384

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

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Victor Heurlin, as Trustee under the provisions of a trust agreement dated November 28, 2023, and known as the Victor Heurlin Revocable Trust accepts the foregoing transfer of title/conveyance as Trustee as aforesaid.



Victor Heurlin

Dated: November 28, 2023


Danielle Kramer, as Trustee under the provisions of a trust agreement dated November 28, 2023, and known as the Danielle Kramer Revocable Trust accepts the foregoing transfer of title/conveyance as Trustee as aforesaid.



Danielle Kramer

Dated: November 28, 2023

Subscribed and sworn to before me by the said VICTOR HEURLIN and DANIELLE KRAMER, on this the 28th day of November 2023.

Notary Public: 



Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1:

THAT PART OF LOT 18 (EXCEPT THE 23 SOUTH FEET THEREOF) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 18, 149.43 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 18, 196.78 FEET TO THE PLACE OF BEGINNING; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 55.50 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 23.01 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 55.50 FEET TO THE WEST LINE OF SAID LOT 18; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 18; 23.01 FEET TO THE PLACE OF BEGINNING, ALL IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 86327087, AS AMENDED FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, the name of the GRANTORS 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 this 28th day of November 2023.



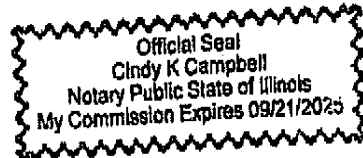
VICTOR HEURLIN



DANIELLE KRAMER

Subscribed and sworn to before me by the said VICTOR HEURLIN AND DANIELLE KRAMER, on this the 28th day of November 2023.

Notary Public: 



The GRANTEES (or the agent for the GRANTEES) affirm that, to the best of the knowledge of the undersigned, the name of the GRANTEES 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 this 28th day of November 2023



VICTOR HEURLIN



DANIELLE KRAMER

Subscribed and sworn to before me by the said VICTOR HEURLIN AND DANIELLE KRAMER, on this the 28th day of November 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.