

UNOFFICIAL COPY

Doc#: 2336333142 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2023 10:34 AM Pg: 1 of 4

QUIT CLAIM DEED

Dec ID 20231201601369
ST/CO Stamp 1-651-050-544
City Stamp 0-577-308-720

MAIL TO:

CODILIS & ASSOCIATES, P.C.
15W030 N. Frontage Road
Suite 100
Burr Ridge, IL 60527

NAME & ADDRESS OF TAXPAYER:

Longbridge Financial LLC
3900 Capital City Drive, Lansing MI 48906

GRANTOR (S), Reverse Mortgage Funding LLC, 3900 Capital City Blvd., Lansing MI 48906, and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIM (S) to the GRANTEE (S), Longbridge Financial LLC, of 3900 Capital City Blvd., Lansing MI 48906, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 319 IN THE 3950 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 1 EQUITABLE TRUST CO.'S SUBDIVISION IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE LINE ESTABLISHED BY DECREE ENTERED ON SEPTEMBER 7, 1906, IN CASE NUMBER 274470, IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS ENTITLED CHARLES W. GORDON AND OTHERS AGAINST COMMISSIONERS OF LINCOLN PARK, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UN TRUST NUMBER 40420, RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24014190, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE EASEMENT AGREEMENT DATED APRIL 23, 1969, AND RECORDED APRIL 23, 1969, AS DOCUMENT NUMBER 20820211, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 3, 1966, KNOWN AS TRUST NUMBER 22719, AND EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT NOVEMBER 30, 1954, KNOWN AS TRUST NUMBER 5174, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 40 FEET VACATED FRONTIER AVENUE, LYING WEST OF LOTS 10, 11 AND 12 AFORESAID, LYING NORTH OF THE SOUTH LINE OF LOT 10, EXTENDED WEST TO THE WEST LINE OF SAID VACATED FRONTIER AVENUE, LYING SOUTH OF THE NORTH LINE OF LOT 12, EXTENDED WEST TO THE WEST LINE OF VACATED FRONTIER AVENUE, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 14-21-101-034-1396

Known as: 3950 N Lake Shore Dr Apt 319D, Chicago IL, 60613

SUBJECT TO: (1) General real estate taxes not due and payable at time of closing;
(2) Covenants, conditions and restrictions of record.

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

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DATED this 16th day of November, 2023.

Christina R. Avina (Grantor)
Reverse Mortgage Funding LLC By LRES Corp., authorized agent for Compu-Link Corporation, dba Ccelink as Attorney in Fact Christina R. Avina, Closing Coordinator

STATE OF CALIFORNIA

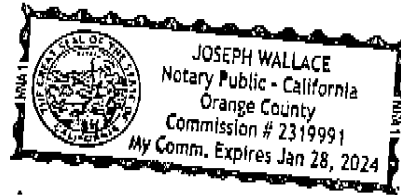
SS

COUNTY OF ORANGE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Christina R. Avina, Closing Coordinator personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 16th day of November, 2023.

Joseph Wallace
JOSEPH WALLACE Notary Public



My commission expires: Jan 28, 2024

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph E
Real Estate Transfer Act
35 ILCS 200/31-45

Prepared by:
Codilis & Associates, P.C.
Christine Coates, Esq.
15W030 North Frontage Road
Suite 100
Burr Ridge, IL 60527

Date: 12/22/23

File: 14-23-03708

Signature: Christine Coates

Christine Coates
ARDC # 6308768

Grantee Contact:

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File # 14-23-03708

STATEMENT BY GRANTOR AND GRANTEE

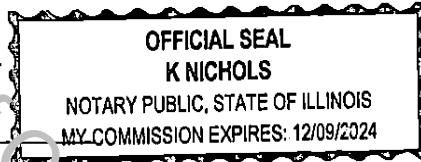
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Christine Coates
ARDC # 6308768

Dated 12/22/23

Signature: *Christine Coates*
Grantor or Agent

Subscribed and sworn to before me
By the said agent
Date 12/22/23
Notary Public *[Signature]*



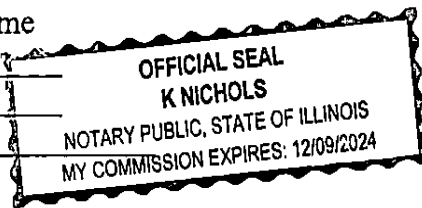
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Christine Coates
ARDC # 6308768

Dated 12/22/23

Signature: *Christine Coates*
Grantee or Agent

Subscribed and sworn to before me
By the said agent
Date 12/22/23
Notary Public *[Signature]*



Note: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)