

# UNOFFICIAL COPY

Doc# 2408602181 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 11:14 AM Pg: 1 of 5

## QUIT CLAIM DEED

Mail to

Carol A. Bowler and James T. Bowler

Name

233 E. 13<sup>th</sup> Street, Unit 505

Address

Chicago, IL 60605

City & State

Dec ID 20240301662555

ST/Co Stamp 0-483-976-752 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-826-154-032 City Tax \$0.00

THE GRANTOR, CAROL A. BOWLER and JAMES T. BOWLER, Wife and Husband, as Tenants by the Entirety, of the City of Chicago, County of Cook, State of Illinois, for and in good consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to GRANTEES, CAROL A. BOWLER AS TRUSTEE OF THE CAROL A. BOWLER 2003 LIVING TRUST DATED FEBRUARY 14, 2003 and JAMES T. BOWLER AS TRUSTEE OF THE JAMES T. BOWLER 2003 LIVING TRUST DATED FEBRUARY 14, 2003 of which CAROL A. BOWLER and JAMES T. BOWLER, are the sole primary Beneficiaries, said beneficial interest of said wife and husband to the homestead property to be held as Tenants by the Entirety.

See attached Legal Description and Trust Powers

PIN # 17-22-110-119-1010 and 17-22-110-119-1253

Property Address: 233 E. 13<sup>th</sup> Street, Unit 505, Chicago, IL 60605

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

DATED this 15<sup>th</sup> day of March, 2024.

Carol A. Bowler (SEAL)  
CAROL A. BOWLER

James T. Bowler (SEAL)  
JAMES T. BOWLER

CAROL A. BOWLER & JAMES T. BOWLER, As Trustees U/T/D February 14, 2003, 233 E. 13<sup>th</sup> Street, Unit 505, Chicago, IL 60605

Name of Grantee      Address      Zip

Same as above      Name  
of Taxpayer      Address      Zip

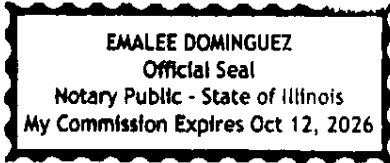
Prepared by: John Graf, Esq., 175 E. Hawthorn Parkway, Suite 158, Vernon Hills, IL 60061

# UNOFFICIAL COPY

STATE OF ILLINOIS    )  
  )SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County of Lake, in the State of Illinois, aforesaid, DO HEREBY CERTIFY that CAROL A. BOWLER and JAMES T. BOWLER, personally known to me 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. Given under my hand and notary seal this 15<sup>th</sup> day of March, 2024.

(seal)



*Emalee Dominguez*  
\_\_\_\_\_  
NOTARY PUBLIC

Commission Expires: 10/12/2026

Exempt under provisions of  
Paragraph E, Section 4 of the  
Real Estate Transfer Act.

3/15/24  
Date

*[Signature]*  
Signature of Authorized Party

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Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Units 505 and GU-49 in Museum Points Condominium, as delineated on a Survey of the following described real estate:

That part of Lot 50, Lot 51 and Outlet 6 in Museum Park Subdivision, being a Resubdivision of Lots 1 to 4, inclusive, in Conor's Subdivision, being a Subdivision of part of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at the Northwest corner of said Lot 51, Thence South  $00^{\circ}00'00''$  East along the West line thereof, a distance of 168.78 feet;

Thence North  $90^{\circ}00'00''$  East, a distance of 41.75 feet;

Thence South  $00^{\circ}00'00''$  East, a distance of 22.90 feet;

Thence North  $00^{\circ}00'00''$  East, a distance of 93.55 feet;

Thence North  $00^{\circ}00'00''$  West, a distance of 1.83 feet;

Thence North  $90^{\circ}00'00''$  East along a line 1.83 feet South of and parallel with the North line of Outlet 6 and Lot 50, aforesaid, a distance of 77.15 feet to a point on the East line of said Lots 50 and 51, said point being 1.72 feet South of the Northeast corner of said Lot 50, as measured along the East line thereof;

Thence Northerly, 181.90 feet along the Easterly line thereof, being the arc of a circle convex East, having a radius of 2832.93 feet, and whose chord bears North  $12^{\circ}35'11''$  West, a distance of 181.87 feet to the Northeast corner of said Lot 51;

Thence South  $89^{\circ}58'42''$  West along the North line thereof, a distance of 168.80 feet to the point of beginning, in Cook County, Illinois.

Also

The South 8.00 feet of that part of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, which lies North of and adjoining the North line of Lot 4 in Conor's Subdivision, being a Subdivision of part of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, which lies East of the Northerly extension of the West line of said Lot 4 which lies West of the Northerly extension of the Easterly line of Lot 4. Together with an undivided percentage interest in the common elements as delineated on the Survey attached to the Declaration of Condominium recorded as Document No. 0435019027, as amended from time to time, in Cook County, Illinois

Parcel 2:

The exclusive right to use Storage Space 8-10, a limited common element as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 0435019027, as amended from time to time

PIN(S): 17-22-110-119-1010 and 17-22-110-119-1259

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## TRUST POWERS

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

FULL POWER AND AUTHORITY is hereby granted to said trust to improve manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alley and 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 vested 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, from time to time, in possession or reversion, by leases to commence *in praesenti or futuro*, 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 and the 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 a part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to portion 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 other ways and for such other consideration 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.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or 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, trust 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 upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust 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 have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his 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.

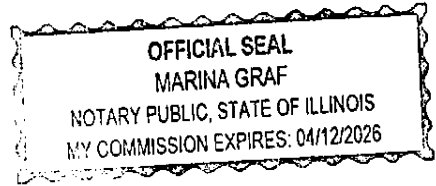
# UNOFFICIAL COPY

## 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 land trust is either a. natural person, and 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 3/18, 2024 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Grantor  
this 18th day of March,  
2024.

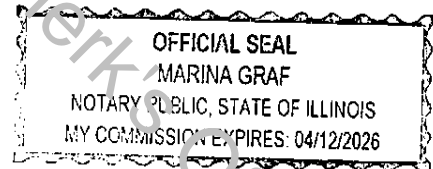


NOTARY PUBLIC [Signature]

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 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.

Date 3/18, 2024 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Grantee  
This 18th day of March,  
2024.



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.)