

UNOFFICIAL COPY

Doc#: 2408614168 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 4:04 PM Pg: 1 of 6

Doc ID 20240301662566

ST/Co Stamp 0-382-690-864 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-724-868-144 City Tax \$0.00

DOCUMENT COVER SHEET

TYPE OF DOCUMENT: QUIT CLAIM DEED

GRANTOR: _____

GRANTEE: _____

DATE OF DOCUMENT: _____

UNOFFICIAL COPY

QUIT CLAIM DEED

Mail to
James T. Bowler and Carol A. Bowler
 Name
1400 S. Michigan Avenue, Unit 1008
 Address
Chicago, IL 60605
 City & State

THE GRANTOR, JAMES T. BOWLER and CAROL A. BOWLER, Husband and Wife, as Joint Tenants, 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, JAMES T. BOWLER AS TRUSTEE OF THE JAMES T. BOWLER 2003 LIVING TRUST DATED FEBRUARY 14, 2003 and CAROL A. BOWLER AS TRUSTEE OF THE CAROL A. BOWLER 2003 LIVING TRUST DATED FEBRUARY 14, 2003 of which JAMES T. BOWLER and CAROL A. BOWLER, are the sole primary Beneficiaries, said beneficial interest of said husband and wife to the property to be held as Joint Tenants.

See attached Legal Description and Trust Powers

PIN # 17-22-107-080-1058 and 17-22-107-080-1366

Property Address: 1400 S. Michigan Avenue, Unit 1008 and P-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 15th day of March, 2024.

James T. Bowler (SEAL) Carol A. Bowler (SEAL)
 JAMES T. BOWLER CAROL A. BOWLER

JAMES T. BOWLER & CAROL A. BOWLER, As Trustees U/T/D February 14, 2003, 1400 S. Michigan Avenue, Unit 505, Chicago, IL 60605

Name of Grantee	Address	Zip	Name
Same as above			
of Taxpayer	Address	Zip	

Prepared by: John Graf, Esq., 175 E. Hawthorn Parkway, Suite

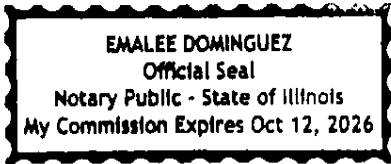
UNOFFICIAL COPY

158, Vernon Hills, IL 60061

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 JAMES T. BOWLER and CAROL A. 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 15th 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

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 1008 AND P-505 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MICHIGAN AVENUE TOWER II CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0823418029, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-22-107-080-1058 and 17-22-107-080-1366

CKA: 1400 S. Michigan Avenue, Unit 1008 and P-505, Chicago, IL 60605

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

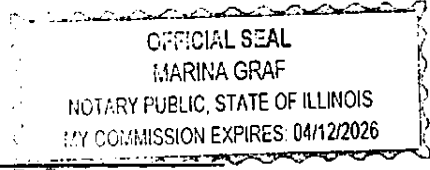
STATEMENT BY GRANTOR AND GRANTEE

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]

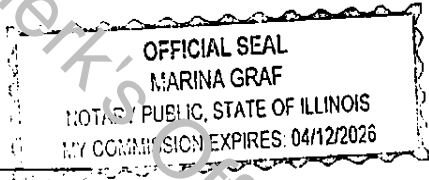


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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