

UNOFFICIAL COPY

Accommodation
Recording

Doc#: 2412114303 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/30/2024 3:50 PM Pg: 1 of 3

QUITCLAIM DEED

Dec ID 20240401691328
ST/Co Stamp 1-115-826-480 ST Tax \$0.00 CO Tax \$0.00
City Stamp 1-158-859-056 City Tax \$0.00

THE GRANTORS, GREGG S. COCCARO AND DOUGLAS J. TUROLD, joint tenants, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUITCLAIM unto to **GREGG S. COCCARO AND DOUGLAS J. TUROLD, AS TRUSTEES OF THE COCCARO-TUROLD TRUST DATED MARCH 27, 2024,** of 1200 North Lake Shore Drive, #305, Chicago, Illinois, County of Cook, all interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

UNIT 305 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1200 CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 21945130, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-03-114-004-1010

Street Address: 1200 North Lake Shore Drive, #305, Chicago, Illinois, County of Cook 60610

SUBJECT TO: covenants, conditions and restrictions of record, all private, public and utility easements and roads and highways, general taxes for the year 2024 and subsequent years including taxes which may accrue by reason of new or additional improvements.

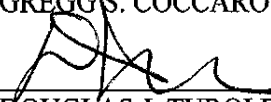
Dated this 27th day of

March, 2024

In witness Whereof, the GRANTORS have caused their names to be signed hereto.



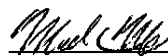
GREGG S. COCCARO

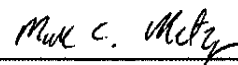


DOUGLAS J. TUROLD


Exempt under provisions of paragraph e

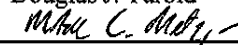
35 ILCS 200/31-45 – Property Tax Code

3/27/24 
Date Gregg S. Coccaro



Exempt under provisions of paragraph E Sec. 200.1-2 (B-6) or Paragraph E, Sec. 200.1-4 (B) of the Chicago Transaction Ordinance

3/27/24 
Date Douglas J. Turol



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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT GREGG S. COCCARO AND DOUGLAS J. TUROLD, personally known to me to be the same person(s) whose name(s) 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 official seal, this 27th day of March, 2024



[Signature] (Notary Public)


Prepared By: Mark C. Metzger
1807 W. Diehl Rd, Ste 105
Naperville, IL 60563



Mail To:

GREGG S. COCCARO, TTEE
DOUGLAS J. TUROLD, TTEE
780 North Via Monte Vista
Palm Springs, CA 92262

Name & Address of Taxpayer:

GREGG S. COCCARO, TTEE
DOUGLAS J. TUROLD, TTEE
780 North Via Monte Vista
Palm Springs, CA 92262

REAL ESTATE TRANSFER TAX		30-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-03-114-004-1010 20240401691328 1-158-859-056		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		30-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-03-114-004-1010 20240401691328 1-115-826-480		

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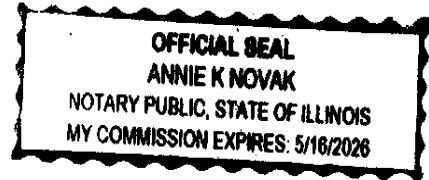
STATEMENT BY GRANTOR AND GRANTEE

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 4-15, 2024

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Mark C. Metzger
This 15 day of April, 2024
Notary Public Annie K. Novak

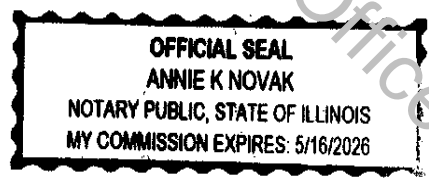


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 4-15, 2024

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Mark C. Metzger
This 4 day of April, 2024
Notary Public Annie K. Novak



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