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This Document Prepared By:

Shameen Thakrar, Esq
Thakrar & Associates PC
1001 Green Bay Road, Suite 234
Winnetka, Illinois 60093

Doc#: 2412924287 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/8/2024 1:58 PM Pg: 1 of 4

Dec ID 20240501698358

ST/Co Stamp 2-130-860-336 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-593-989-424 City Tax \$0.00

After Recording, Return To:

James R. Madsen Living Trust
823 W. Lill Ave, Unit 1S
Chicago, Illinois 60614

Mail Subsequent Tax Bills To:

James R. Madsen Living Trust
823 W. Lill Ave, Unit 1S
Chicago, Illinois 60614

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantor, James Ronald Madsen, an unmarried man, of 823 W. Lill Ave, Unit 1S, Chicago, Illinois 60614

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and quitclaim to:

James R. Madsen, Trustee of the James R. Madsen Living Trust, dated September 22, 2020, and any amendments thereto, the GRANTEE,

Whose mailing address is 823 W. Lill Ave, Unit 1S, Chicago, Illinois 60614;

And to Grantees' 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: 14-29-420-061-1007

Site Address: 823 W. Lill Ave, Unit 1S, Chicago, Illinois 60614

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.



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EXHIBIT A

PARCEL 1:

UNITS 1S IN THE PARK LINCOLN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 16, 17 AND 18 IN THE SOUTH 1/2 OF THAT PART SOUTH OF LILL AVENUE AND DIVERSEY'S SUBDIVISION OF BLOCK 15 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 11, 1999 AS DOCUMENT NUMBER 99455035, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1S, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99455035.

ADDRESS OF REAL ESTATE: 823 W. Lill Ave, Unit 1S, Chicago, Illinois 60614

TAX PARCEL NUMBER: 14-29-420-061-1007

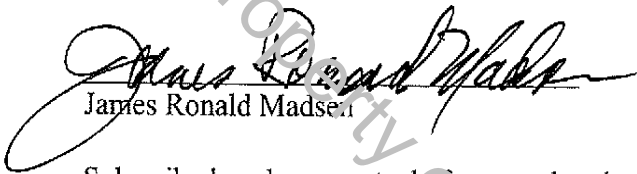
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, 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 this 9th day of February, 2024.


James Ronald Madsen

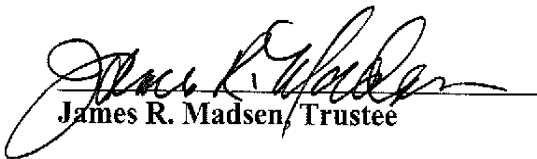
Subscribed and sworn to before me by the said James Ronald Madsen, this 9th day of February, 2024.

Notary Public: Sara Azzaline



The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, 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 this 9th day of February, 2024.


James R. Madsen, Trustee

Subscribed and sworn to before me by the said James R. Madsen, Trustee, this 9th day of February, 2024.

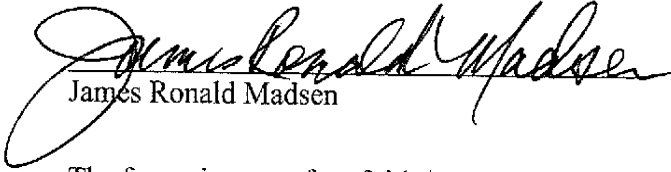
Notary Public: Sara Azzaline



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The then-acting Trustees have the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 9th day of February, 2024


James Ronald Madsen

The foregoing transfer of title/conveyance is hereby accepted by, and any amendments thereto, the GRANTEE, of 823 W. Lill Ave, Unit 1S, Chicago, Illinois 60614, Trustee under the provisions of the trusts.

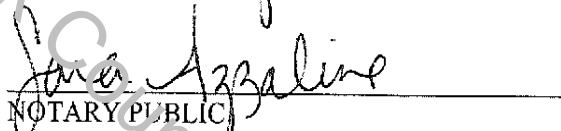

James R. Madsen
Trustee, as aforesaid

STATE OF ILLINOIS

COUNTY OF Cook

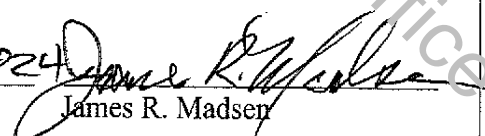
) ss.

The foregoing instrument was acknowledged before me on this February 9, 2024, by James R. Madsen, Trustee.


NOTARY PUBLIC

My commission expires: 6/9/2024



“Exempt under Paragraph (e), Section 31-45;
Illinois Real Estate Transfer Tax Act”
2/9/2024 
Date James R. Madsen