

# UNOFFICIAL COPY

Doc#: 2414224302 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/21/2024 1:46 PM Pg: 1 of 6

Dec ID 20240501606793  
City Stamp 1-150-592-304 City Tax \$0.00

## Quit Claim Deed Individual to Trust

ILLINOIS

*Above space for recorder's use only.*

THE GRANTOR, CYNTHIA C. BARGINERE, of the City of San Francisco, County of San Francisco, State of California, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto the GRANTEE, CYNTHIA C. BARGINERE, as Trustee under the CYNTHIA C. BARGINERE 2024 LIVING TRUST DATED 04/12/2024, 2024 and any amendments or restatements thereto, sitused at 338 Spear Street, Unit 1810, San Francisco, California 94105, all interest in the following described real property (*Property*) situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A"

To Have and to Hold, the above granted premises unto the Said Grantee forever.

SUBJECT TO: General real estate taxes for 2023 and sub sequent years; covenants, conditions and restrictions of record; building lines and easements, if any.

Permanent Real Estate Index Number: 17-22-110-125-1206 & 17-22-110-125-1551

Address of Real Estate: 1235 S. Prairie Ave # 2801 & Parking space P-265, Chicago, Illinois 60605

The date of this deed of conveyance is 04/12/2024, 2024.

  
CYNTHIA C. BARGINERE

# UNOFFICIAL COPY

State of Illinois )

County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CYNTHIA C. BARGINERE** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

(Impress Seal Here)

Given under my hand and official seal 4/12/, 2024.

(My Commission Expires 9/7/2025)  
I, Yurfesia Nichelle Monford, a Notary Public in  
and for COOK County,  
State of ILLINOIS

Yurfesia Nichelle Monford  
Notary Public

Yurfesia Nichelle Monford  
(Signature)  
NOTARY PUBLIC



My Commission expires \_\_\_\_\_

EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH e

04/12/2024  
DATE

Cynthia C. Barginere  
SIGNATURE OF AUTHORIZED PARTY

This instrument was prepared by: Elizabeth M. Kircher Kelleher + Holland, LLC 102 S. Wynstone Park Drive North Barrington, IL 60010	Send subsequent tax bills to: Cynthia C. Barginere, Trustee 338 Spear Street, Unit 18D, San Francisco, California 94105	Recorder-mail recorded document to: Elizabeth M. Kircher Kelleher + Holland, LLC 102 S. Wynstone Park Drive North Barrington, IL 60010
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## EXHIBIT A

### PARCEL 1:

UNITS 2801 AND GU-265, THE TOWER RESIDENCES CONDOMINIUMS, AS DELINIATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN KILEY'S SUBDIVISION BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND, PROPERTY, AND SPACE IN FRACTIONAL SECTIONS 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE SOUTH 90°00'00" EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'10" WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13°48'32" WEST A DISTANCE OF 13.17 FEET; THENCE NORTH 70°29'29" EAST, 0.41 FEET; THENCE NORTH 88°19'45" EAST, 5.41 FEET; THENCE SOUTH 00°28'25" WEST, 1.13 FEET; THENCE SOUTH 89°54'00" EAST, 1.72 FEET; THENCE SOUTH 00°11'42" EAST, 2.94 FEET; THENCE SOUTH 88°36'47" EAST, 2.79 FEET; THENCE SOUTH 00°05'25" WEST, 9.70 FEET; THENCE NORTH 89°34'58" EAST, 1.41 FEET; THENCE NORTH 00°18'21" EAST, 0.41 FEET; THENCE SOUTH 89°41'39" EAST, 8.87 FEET; THENCE SOUTH 00°04'18" WEST, 0.83 FEET; THENCE SOUTH 89°41'50" EAST, 3.88 FEET; THENCE NORTH 00°18'10" EAST, 1.99 FEET; THENCE NORTH 89°48'37" EAST, 14.33 FEET; THENCE NORTH 00°18'17" EAST, 1.69 FEET; THENCE NORTH 89°52'08" EAST, 14.43 FEET; THENCE SOUTH 00°11'08" EAST, 5.26 FEET; THENCE SOUTH 89°49'40" EAST, 14.33 FEET; THENCE SOUTH 00°07'47" WEST, 25.19 FEET; THENCE SOUTH 89°52'13" EAST, 5.67 FEET; THENCE SOUTH 00°57'07" WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 89°59'01" WEST A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED 05-15-2006 AS DOCUMENTS 0613532041, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-206, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 061353204.

### PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC AND AMENDED BY AMENDED AND RESTATED GRANT OF EASEMENTS RECORDED APRIL 24, 2002 AS 0020470285.

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## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of San Francisco }

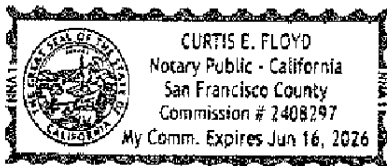
On April 10 2024 before me, Curtis Floyd, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Cynthia E Berginere  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Curtis Floyd  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator


Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

REAL ESTATE TRANSFER TAX	20-May-2024
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-22-110-125-1206 | 20240501606793 | 1-150-592-304

\* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or other agent affirms that, to the best of other 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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5/17, 2024 Signature: [Signature]  
Grantor or Agent

Subscribed and Sworn to before me  
this 17th day of May, 2024

[Signature]  
NOTARY PUBLIC



The grantee or other 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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5/17, 2024 Signature: [Signature]  
Grantee or Agent

Subscribed and Sworn to before me  
this 17th day of May, 2024

[Signature]  
NOTARY PUBLIC



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)