

# UNOFFICIAL COPY



This Transaction Exempt Pursuant to Real Estate Transfer Tax Law Section 31-45, Paragraph e and Cook County Ordinance No. 95104.

Doc#: 1512729070 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/07/2015 02:48 PM Pg: 1 of 5

DATE:

4/25/2015

SIGNED:

Constance Hetzler

## QUIT CLAIM DEED

THE GRANTORS, MARK W. HETZLER and CONSTANCE L. HETZLER, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to CONSTANCE LEE HETZLER, not individually, but as Trustee of the 2014 CONSTANCE LEE HETZLER REVOCABLE DECLARATION TRUST - #1, u/a/d July 31, 2014, and unto all and every Successor or Successors in Trust under said Trust Agreement, of 525 W. Hawthorne Place, Unit 2901, Chicago, Illinois, in Cook County of the State of Illinois all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

**PIN:** 14-21-307-061-1248  
**Property Address:** 525 Hawthorne Place Garage, Unit P-14  
Chicago, IL 60657

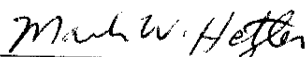
Grantors also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium described in Exhibit "A". This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

CCRD REVIEWER PK

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SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; (b) applicable zoning and building laws and ordinances; (c) covenants and restrictions of record; (d) Declaration of Reciprocal Easements dated March 30, 1979 recorded as Document No. 24937229; (e) Easement Agreement recorded as Document No. 0021017513; (f) matters disclosed by Plat of Survey; (g) the Condominium Property Act of Illinois, the Condominium Ordinance of the Chicago Municipal Code, and the Declaration of Condominium recorded as Document No. 0417727057, First Amendment to Declaration of Condominium Ownership recorded as Document No. 0430027040, and any amendments thereto, heretofore and hereafter recorded; (h) installments due after Closing of assessments heretofore and hereafter established and/or levied pursuant to the Declaration, all of which assessments the Grantee agrees to pay; (i) acts of the Grantee; (j) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto.

DATED this 25<sup>th</sup> day of April, 2015.

  
\_\_\_\_\_  
MARK W. HETZLER

  
\_\_\_\_\_  
CONSTANCE L. HETZLER

Property of Cook County Clerk's Office

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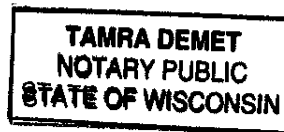
STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WALWORTH)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK W. HETZLER and CONSTANCE L. HETZLER, personally known to me to be the same persons whose name is 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 purposes therein set forth.

GIVEN under my hand and Notary Seal this 25 day of APRIL, 2015.

Commission Expires: 2-27-19


Tamra Demet  
NOTARY PUBLIC





Address of Property:  
525 Hawthorne Place Garage, Unit P-14  
Chicago, IL 60657

(Mail To:)  
This instrument prepared by:  
Andrew D. Bell  
SPAIN, SPAIN & VARNET, P.C.  
33 N. Dearborn #2220  
Chicago, IL 60602

Send Subsequent Tax Bills To:  
Constance Lee Hetzler, Trustee  
525 W. Hawthorne Place, Unit 2901,  
Chicago, IL 60657

REAL ESTATE TRANSFER TAX		07-May-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
14-21-307-061-1248   20150501683988   1-436-185-984		

REAL ESTATE TRANSFER TAX		08-May-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-21-307-061-1248   20150501683988   1-074-656-640		

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## Exhibit A – Legal Description

**PARCEL 1:** Unit number P-14 in Hawthorne Place Garage Condominium as delineated on a survey of part or parts of the following described parcel of real estate:

The portion of the following described property which lies below a horizontal plane having an elevation of +30.58 feet Chicago City Datum: the Easterly 160 feet of the Westerly 200 feet of Lot 26 (except the Northerly 107.60 feet thereof), in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 inclusive and Lots 33 to 37 inclusive in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as an exhibit to the Declaration of Condominium recorded June 25, 2004 as Document Number 04177270575, together with said unit's undivided percentage interest in the common elements.

**PARCEL 2:**

Easement for ingress and egress as set forth in Easement Agreement between Hawthorne Place, LLC and Hawthorne Parking, LLC dated September 13, 2002 and recorded September 17, 2002 as Document Number 21017513 over the Easterly 25 feet of the Northerly 107.60 feet of the Easterly 160 feet of Lot 26 in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 inclusive and Lots 33 to 37 inclusive in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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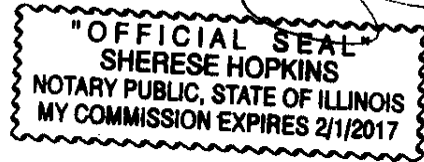
## STATEMENT BY GRANTOR AND GRANTEE

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 5/7, 2015

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said [Handwritten Name]  
This 7<sup>th</sup>, day of May, 2015  
Notary Public [Handwritten Signature]

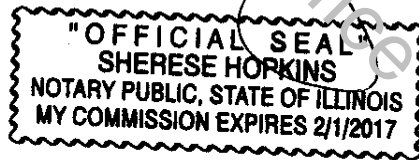


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 5-7, 2015

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said [Handwritten Name]  
This 7<sup>th</sup>, day of May, 2015  
Notary Public [Handwritten Signature]



**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.)