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1533245.6656

Doc#: 1533745068 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 12/03/2015 02:24 PM Pg: 1 of 3

WARRANTY DEED

The Grantor, Kathleen M. Seabold, a single person, of 520 N. Halsted St., Unit 613, Chicago, Illinois 60642, for and in consideration of the payment of Ten and No/100ths DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to the Grantee, Kathleen M. Seabold, or her successor in trust, as trustee of the Kathleen M. Seabold Trust dated May 29, 2015, of 520 N. Halsted St., Unit 613, Chicago, Illinois 60642, all of her interest in and to the following described real estate situated in Chicago, Cook County, Illinois:

UNIT NUMBER 613 AND PARKING SPACE P-69 IN THE MONTREVELLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND;

CERTAIN LOTS AND PARTS OF LOTS AND VAC ATED ALLEYS ADJOINING IN BLOCK 17 IN OGDEN'S ADDITION TO CHICAGO, AND CERTAIN LOTS IN THE RESUBDIVISION OF THE SOUTH ½ OF LOT 3 AND SUBLOT 1 IN CIRCUIT COURT PARTITION OF LOTS 4, 5 AND 8, TOGETHER WITH THE VACATED ALLEYS ADJOINING, ALL IN BLOCK 17 IN OGDEN'S ADDITION TO CHICAGO, A PART OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINICIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0324110024, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY.

PIN: 17-08-245-016-1069 & 17-08-245-016-1158

ADDRESS: 520 N. Halsted St., Unit 613, Chicago, Illinois 60642, and Parking Space P-69

Subject to:

- 1. Covenants, conditions, easements, and restrictions of record;
- 2. Building and zoning laws and ordinances; and
- 3. General real estate taxes for 2014 and years subsequent thereto.

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Date: November 25, 2015	
	Milles M. Seabold Kathleen M. Seabold
State of Illinois)	
) SS. County of Kare)	
I the unique of - N	

I, the undersigned, a Notary Public, hereby certify that Kathleen M. Seabold, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waive, of the right of homestead.

Given under my hand and official seal this 25th day of November, 2015

OFFICIAL SEAL RICHARD M. FURGASON **NOTARY PUBLIC, STATE OF ILLINOIS** MY COMMISSION EXPIRES 10/31/2018

Mail tax bills to: Kathleen M. Seabold, 520 N. Halsted St., Unit 613 Chicago, Illinois 60642

This transaction is exempt under §31-45(e) of the Illinois Real Estate Transfer Tex Law.

This instrument was prepared by: Richard M. Furgason of Dreyer, Foote, Streit, Furgason & Slocum, P.A., 1999 W. Downer Place, Aurora, IL 60506. Tel. 630-897-8764

After recording mail this instrument to: Richard M. Furgason of Dreyer, Foote, Streit, Furgason & Slocum, P.A., 1999 W. Downer Place, Aurora, IL 60506.

REAL ESTATE TRANSFER TAX			03-Dec-2015
		COUNTY: ILLINOIS: TOTAL:	0.00 0.00
17-08-24	5-016-1069 20	0151101644141	0.00 1-704-232-000

	REAL ESTATE TRANS	03-Dec-2015	
2	(E)	CHICAGO: CTA: TOTAL:	0.00
	17-08-245-016-1069		0.00

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest **(ABI)** 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 another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

partnership authorized to do business or acquire and hold title to re-	al estate in Illinois, or another 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: #	IGNATURE: MANUEL SLAVEL				
GRANTOR NOTARY SECTION: -	GRANTÓR OF AGENT				
GRANTOR NOTARY SFC1 ION: The below section is to be completed by the	NOTARY who witnesses the GRANTOR signature.				
Subscribed and sworr to before me, Name of Notary Public:	KICHARD A. TURGASON				
By the said (Name of Grantor): ATHLEEN M. SHOOL	AFFIX NOTARY STAMP BELOW				
On this date of \$1,20/5 NOTARY SIGNATURE (Claral Mergin	"OFFICIAL SEAL" RICHARD M: FURGASON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/31/2018				
GRANTEE SECTION					
The GRANTEE or her/his agent affirms and verifies that the name of	the CDANTEE shows as the deal				
The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Ulinois corporation or foreign corporation					
authorized to do business or acquire and hold title to real estate in III	inglish corporation of foreign corporation				
acquire and hold title to real estate in Illinois or other entity recognize	or as a parent and outhorized to do business or				
acquire title to real estate under the laws of the State of Illinois.	d ds a passon and authorized to do business or				
DATED: 11 05 , 20 15	GNATURE: MALLAN SULVA (A GRANTÉE OF AGENT				
GRANTEE NOTARY SECTION: The below section is to be completed by the N	IOTABY-who witnesses the GRA JTEE signature				
Subscribed and sworn to before me, Name of Notary Public:	KICHAED AT TORGASON				
By the said (Name of Grantee) ATHERN M. SASCAD RUSTE	AFFIX NOTARY STAND PELOW				
On this date of # 25 1, 20 15 NOTARY SIGNATURE: COLORED BY THE PROPERTY OF TH	"OFFICIAL SEAL" RICHARD M. FURGASON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/31/2018				

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of <u>SECTION 4</u> of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

revised on 10.6.2015