

# UNOFFICIAL COPY



**PREPARED BY AND  
WHEN RECORDED RETURN TO:**

Sheri E. Warsh, Esq.  
Levenfeld Pearlstein, LLC  
2 North LaSalle Street  
Suite 1300  
Chicago, Illinois 60602

Doc#: 1625129087 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/07/2016 01:13 PM Pg: 1 of 4

**SEND FUTURE TAX BILLS TO:**

John E. Stewart, Trustee  
John E. Stewart Trust Dated 8/24/1990  
1560 N. Sandburg Terrace, Apt. 2702J  
Chicago, Illinois 60610

(Above Space for Recorder's use only)

**AFFIX TRANSFER STAMPS HERE:**

**REAL ESTATE TRANSFER TAX**

07-Sep-2016



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00

17-04-207-087-1024 | 20160701629880 | 1-023-318-848

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

**REAL ESTATE TRANSFER TAX**

07-Sep-2016



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

17-04-207-087-1024 | 20160701629880 | 1-934-236-480

**WARRANTY DEED**

On this 11<sup>th</sup> day of August, 2016, John E. Stewart, a divorced man, not since remarried ("GRANTOR") whose address is 1560 N. Sandburg Terrace, Apartment 2702J, Chicago, Illinois 60610, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to John E. Stewart, not individually but solely as Trustee of the JOHN E. STEWART TRUST DATED AUGUST 24, 1990, whose address is 1560 N. Sandburg Terrace, Apartment 2702J, Chicago, Illinois 60610, all interest in and to the real estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PINs and Common Address: See Exhibit A

[Signatures begin on next page]

Bm

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I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (E), Real Estate Transfer Tax Act.

Dated: August 11, 2016

John E. Stewart  
Grantor or Representative

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

GRANTOR:

John E. Stewart  
John E. Stewart

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF Lake )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that John E. Stewart personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged he signed and delivered the said instrument as his 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 11<sup>th</sup> day of August, 2016.

Sheri E. Warsh  
Notary Public

My Commission Expires: 1/22/2019



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## EXHIBIT A

### LEGAL DESCRIPTION

Common Address: 1560 N. Sandburg Terrace, Unit 2701J, Chicago, Illinois 60610

PIN: 17-04-207-087-1024

PARCEL 1:

UNIT NUMBER 2701J IN CARL SANDBURG VILLAGE CONDOMINIUM UNIT NO. 7, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 (EXCEPT THE NORTH 85.05 FEET AND THE EAST 30.00 FEET THEREOF), LOT 2 (EXCEPT THE SOUTH 56.30 FEET OF THE WEST 175.50 FEET THEREOF), LOT 3 AND THAT PORTION OF GERMANIA PLACE LYING WEST OF THE WEST LINE OF THE SOUTH EAST 30.00 FEET OF LOT 1 EXTENDED SOUTH TO THE NORTH LINE OF SAID LOT 2, ALL IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTH EAST  $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25382049 AND REGISTERED AS DOCUMENT LR3179558 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL 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.

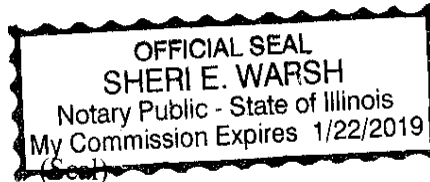
GRANTOR OR AGENT:

Dated: August 11, 2016

John E. Stewart  
Grantor or Agent

Subscribed and sworn to before me this 11<sup>th</sup> day of August, 2016

Sheri E. Warsh  
Notary Public



My Commission Expires: 1/22/2019

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 and hold title to real estate under the laws of the State of Illinois.

GRANTEE OR AGENT:

Dated: August 11, 2016

John E. Stewart  
Grantee or Agent

Subscribed and sworn to before me this 11<sup>th</sup> day of August, 2016

Sheri E. Warsh  
Notary Public



My Commission Expires: 1/22/2019

**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.)