

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS)

THE GRANTOR, JOANNA SEATON GREENE, a single woman, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to JOANNA S. GREENE, as Trustee of the JOANNA S. GREENE TRUST Dated 1/12/2017; of 1500 Oak Ave., Unit 3C, Evanston, IL 60201; GRANTEE; the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED.

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

SUBJECT ONLY TO: covenants, conditions, and restrictions of record, and to real estate taxes not yet due or payable.

Permanent Real Estate Index Number: 11-18-314-021-1018

Address of Real Estate: 1500 Oak Ave., Unit 3C, Evanston, IL 60201

DATED this 12th day of January, 2017

PLEASE PRINT OR TYPE NAME BELOW SIGNATURE:

Joanna Seaton Greene (SEAL)
JOANNA SEATON, GREENE

State of Illinois, County of Lake ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOANNA SEATON GREENE, a single woman, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12th day of January, 2017

Commission expires _____, 20____

[Signature]
NOTARY PUBLIC

The instrument was prepared by KEVIN W. FITZSIMONS, Fitzsimons Law Group, Ltd., 601 W. Randolph Street, Chicago, Illinois 60661. The preparer of this document makes no representation as to title.

SEND SUBSEQUENT TAX BILLS TO:

) KEVIN W. FITZSIMONS
) Fitzsimons Law Group, Ltd.
Mail To:) 601 W. Randolph, 2nd Floor
) Chicago, Illinois 60661

JOANNA S. GREENE
1500 Oak Ave., Unit 3C
Evanston, IL 60201

CITY OF EVANSTON
EXEMPTION
[Signature]
CITY CLERK

Exempt under provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Act.

1/12/17 [Signature]

CCRD REVIEW [Signature]



Doc# 1706813036 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2017 01:42 PM PG: 1 OF 3

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EXHIBIT A

Lot 1 in the Plat of Consolidation of the North 36 feet of Lot 2 and all of Lots 3 and 4 in Block 55 in Evanston, the South West 1/4 of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded October 20, 1969 in the office of Cook County Recorder of Deeds as Document Number 20989692 which said survey is attached as Exhibit "A" to a certain Declaration of Condominium Ownership made by the American National Bank and Trust Company of Chicago, as Trustee under trust agreement dated February 25, 1969, and known as Trust Number 27931 and recorded in the Office of Cook County Recorder of Deeds as Document No. 21376247 together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and survey) in Cook County, Illinois.

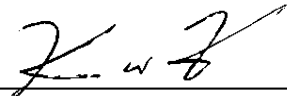
Property of Cook County Clerk's Office

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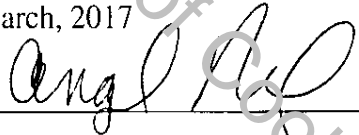
STATEMENT BY GRANTOR AND GRANTEE

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: March 6, 2017

Signature: 
Grantor or Agent

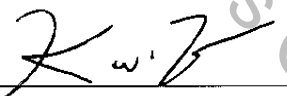
Subscribed and sworn to before me
by the said Kevin W. Fitzsimons
this 6th day of March, 2017

Notary Public 

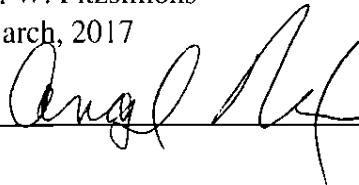


The **Grantee** or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: March 6, 2017

Signature: 
Grantee or Agent

Subscribed and sworn to before me
by the said Kevin W. Fitzsimons
this 6th day of March, 2017

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