

UNOFFICIAL COPY

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Law Offices of Jonathan M. Aven, Ltd.
Jonathan M. Aven
180 N. Michigan Ave
Suite 2105
Chicago, IL 60601

NAME & ADDRESS OF TAXPAYER:

SHELLEY ADDISON
525 W. HAWTHORNE PL. #2304
CHICAGO, IL 60657



Doc# 1720545062 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/24/2017 12:37 PM PG: 1 OF 4

THE GRANTOR, SHELLEY ADDISON, an unmarried woman,

of the City of Chicago, County of Cook, and the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO

SHELLEY ADDISON, BRIAN ADDISON, AND RICHARD ARONSON, as Joint Tenants with rights of Survivorship,

of the City of Chicago, County of Cook, and the State of Illinois all interest in the following described real estate situation in the State of Illinois, to wit:
(LEGAL DESCRIPTION)

SEE ATTACHED AS EXHIBIT A

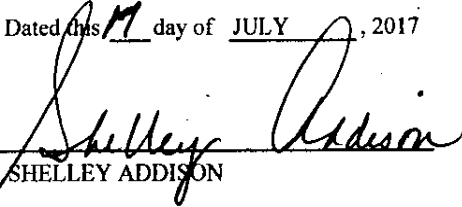
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 14-21-307-057-1164 and 14-21-307-060-1144

525 W. HAWTHORNE PL. #2304 & P-144, CHICAGO,

Property Address: ILLINOIS 60657

Dated this 17 day of JULY, 2017


SHELLEY ADDISON

(Seal)

(Seal)

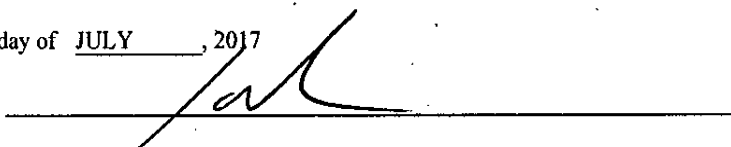
CCRD REVIEW 

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

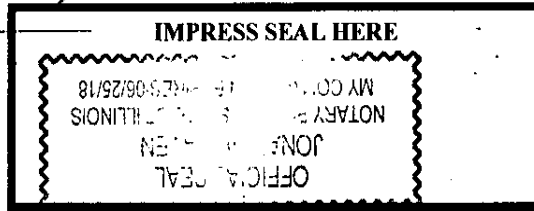
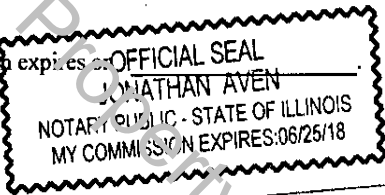
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SHELLEY ADDISON personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 notarial seal this 17 day of JULY, 2017



Notary Public

My commission expires

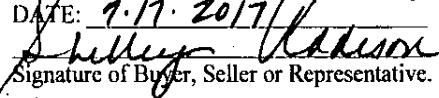


If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.


NAME AND ADDRESS OF PREPARER:

Law Offices of Jonathan M. Aven, Ltd.
Jonathan M. Aven
180 N. Michigan Ave.
Suite 2105
Chicago, IL 60601
(312) 251-8777

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT.



DATE: 7.17.2017

Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55 ILCS 5/3-5022)

REAL ESTATE TRANSFER TAX		21-Jul-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-21-307-057-1164 | 20170701693223 | 1-757-874-880

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

REAL ESTATE TRANSFER TAX		24-Jul-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-21-307-057-1164 | 20170701693223 | 1-359-261-120

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EXHIBIT A

PARCEL 1:

UNIT 2304 IN HAWTHORNE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND 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 NOVEMBER 7, 2002, AS DOCUMENT NUMBER 0021232465, AS AMENDED AND RESTATED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

UNIT NUMBER P-144 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 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 0417727057, AS AMENDED AND RESTATED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3:

EASEMENTS 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 0021017513 OVER THE EASTERLY 25 FEET OF THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND 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.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 OF THE RIGHT TO MAINTAIN ANY UNDERGROUND IMPROVEMENTS NOW EXISTING WHICH ENCROACH ONTO PROPERTY KNOWN AS 3410 N. LAKE SHORE DRIVE AND 3440 N. LAKE SHORE DRIVE AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS DATED MARCH 30, 1979 AND RECORDED AS DOCUMENT 24937229.

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his/her 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.

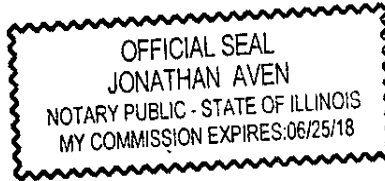
Dated July 17, 2017

Signature: [Signature]
Grantor/Agent

Subscribed and sworn to before me

by the said Agent/Grantor this

17 day of July, 2017.



NOTARY PUBLIC

The Grantee or his/her 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.

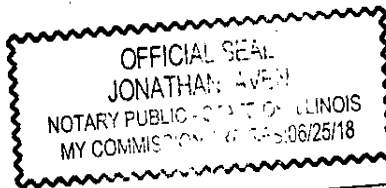
Dated July 17, 2017

Signature: [Signature]
Grantee/Agent

Subscribed and sworn to before me

by the said Agent/Grantee this

17 day of July, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)