

# UNOFFICIAL COPY

**This instrument prepared by:**  
Michelle R. Canerday, Esq.  
Nixon Peabody LLP  
70 W Madison Street – Suite 3500  
Chicago, IL 60602

**Send future tax bills to  
and after recording return to:**  
Ann M. Cooper  
851 Niagara Court  
Concord, CA 94518



Doc# 1725429049 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/11/2017 12:00 PM PG: 1 OF 6

## SPECIAL WARRANTY DEED

THE GRANTOR, ANN M. COOPER, not individually, but solely in her capacity as successor Trustee of the Margaret Lenart Trust dated May 26, 2005 (“Grantor”), having an address of 851 Niagara Court, Concord, California 94518, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby REMISES, RELEASES, CONVEYS and WARRANTS unto ANN M. COOPER, an individual and resident of the State of California (“Grantee”), whose address is 851 Niagara Court, Concord, CA 94518, the real estate located in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto (the “Property”) and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property unto Grantee forever, in fee simple.

Subject to: General real estate taxes not yet due and payable; all matters of record.

AND THE GRANTOR WILL WARRANT AND DEFEND the Property against all persons claiming, or to claim the same, by, through or under Grantor against any matter arising during the Grantor’s ownership of the real estate, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[SIGNATURE PAGE FOLLOWS]

CITY OF EVANSTON  
**EXEMPTION**  
*Devon Reid*  
CITY CLERK

### REAL ESTATE TRANSFER TAX

11-Sep-2017



COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

05-34-325-022-1005

| 20170801614113 | 0-385-020-864

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal to this Special Warranty Deed this 11 day of AUGUST, 2017.



Ann M. Cooper, as Trustee of the Margaret Lenart Trust dated May 26, 2005

THIS TRANSACTION EXEMPT FROM TRANSFER TAX UNDER THE PROVISIONS OF SECTION 45(E) OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45(e)).

Dated this 24<sup>th</sup> day of August, 2017



Transferor or Transferee or representative

**COOK COUNTY  
RECORDER OF DEEDS**

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STATE OF California )  
 ) SS  
COUNTY OF Alameda )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANN M. COOPER, 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, and as the free and voluntary act of such company, for the uses and purposes therein set forth.

Given under my hand and official seal this 11 day of August, 2017.

Michael Turkyle  
Notary Public

Please See Attached  
California Acknowledgment  
Dated 8/11/17

**COOK COUNTY  
RECORDER OF DEEDS**

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of ALAMEDA

On August 11, 2017 before me, MICHAEL TARKINGTON, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Ms Margaret Cooper  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Property of Book County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

Unit Number 2223-2, as Delineated on that survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lots 18 and 19 (except the North 50 feet of said Lots 18 and 19) in Stewart's Resubdivision of Blocks 22, 24 and 26 in North Evanston, A subdivision of Lots 11 to 16 and the West 4.3 acres of Lot 17 in George Smith's subdivision of (except the North 240 acres) the South Section of Quilmette Reservation, in Township 42 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois, which survey is incorporated herein and made a part hereof.

PIN: 05-34-325-022-1005

Commonly Known As: 2223 Central Street, Apt. 2, Evanston, Illinois 60201

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## STATEMENT BY GRANTOR AND GRANTEE

### GRANTOR:

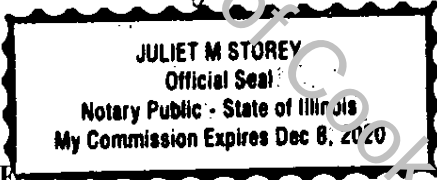
Grantor or her agent affirms that, to the best of her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either (i) a natural person, (ii) an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, (iii) a partnership authorized to do business or acquire and hold title to real estate in Illinois, or (iv) an 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.

Subscribed and sworn to before me  
as of September 11, 2017.

Dated: September 11, 2017

Juliet M Storey  
Notary Public

Signature: \_\_\_\_\_  
Grantor or Agent



### GRANTEE:

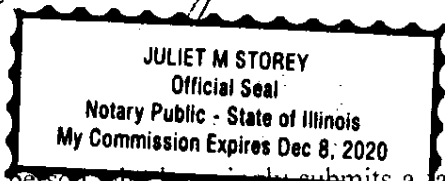
Grantee or her agent affirms that, to the best of her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either (i) a natural person, (ii) an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, (iii) a partnership authorized to do business or acquire and hold title to real estate in Illinois, or (iv) an 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.

Subscribed and sworn to before me  
as of September 11, 2017.

Dated: September 11, 2017

Juliet M Storey  
Notary Public

Signature: \_\_\_\_\_  
Grantee or Agent



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.