

# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTORS, **Timothy E. McChesney and Mary S. McChesney**, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN AND NO/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM an undivided one-half interest to **Timothy E. McChesney, or his successor, Trustee under the Timothy E. McChesney Trust dated November 2, 2017**, and an undivided one-half interest to **Mary Sue McChesney, or her successor, Trustee under the Mary Sue McChesney Trust dated November 2, 2017**, said beneficial interests to be held as tenants by the entirety, of 2550 N. Lakeview Avenue, Unit N21-01, Chicago, IL 60614, Grantee, all of their interest in the following described real estate located in Cook County, Illinois, commonly known as, and legally described as:

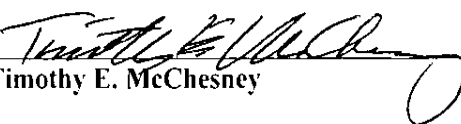
See attached legal description.

Permanent Real Estate Index Number: 14-28-319-112-1170

Address of Real Estate: 2550 N. Lakeview Avenue, Unit N21-01, Chicago, IL 60614

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

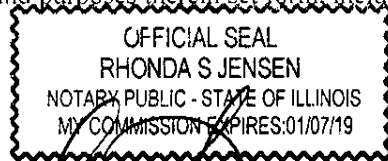
DATED this 2<sup>nd</sup> day of November, 2017.

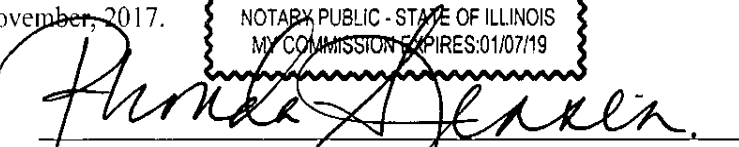
  
 Timothy E. McChesney

  
 Mary S. McChesney

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. McChesney and Mary S. McChesney 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 they signed, sealed and delivered the said instrument as their 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 2<sup>nd</sup> day of November, 2017.



  
 Notary Public

This instrument was prepared by and when recorded, mailed to: **Drost Kivlahan McMahon & O'Connor LLC, 11 S. Duntun Avenue, Arlington Heights, IL 60005**

SEND SUBSEQUENT TAX BILLS TO: Timothy and Mary McChesney, 2550 N. Lakeview Avenue, Unit N21-01, Chicago, IL 60614



Doc# 1733313073 Fee \$44.00

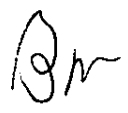
RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/29/2017 12:51 PM PG: 1 OF 4



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Property of Cook County Clerk's Office

### REAL ESTATE TRANSFER TAX



CHICAGO:

CTA:

TOTAL:

23-Nov-2017

0.00

0.00

0.00 \*

14-28-319-112-1176 | 20171101649406 | 0-292-210-720

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

### REAL ESTATE TRANSFER TAX



COUNTY:

ILLINOIS:

TOTAL:

29-Nov-2017

0.00

0.00

0.00

14-28-319-112-1176

20171101649406 | 1-117-615-040

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1A:

UNIT N21-01, IN THE LINCOLN PARK 2550, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT NUMBER 1132729082; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

#### PARCEL 1B: RESIDENTIAL PARCEL EASEMENTS

A NON-EXCLUSIVE EASEMENT FOR THE UNITS DESCRIBED IN PARCEL 1A ABOVE AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKT TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF

- i) MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, SIGNAGE, ACCESS TO STORAGE AREAS, LOADING DOCK AND TRASH ROOM, GARAGE SERVICE ELEVATOR AND STAIRWELLS, VALET PARKING OPERATIONS OVER THOSE PARTS OF THE GARAGE PARCEL AS DESCRIBED THEREIN.
- ii) INGRESS AND EGRESS FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, OVER THOSE PARTS OF THE SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

#### PARCEL 1C:

THE EXCLUSIVE RIGHT TO THE USE OF ONE BALCONY FOR THE BENEFIT OF SAID UNIT N21-01, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014 AND AS AMENDED FROM TIME TO TIME.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
 sub par. E and Cook County Ord. 93-0-27 par.

Date 11/29/2017 Sign: *[Signature]*

Cook County Clerk's Office

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## AFFIDAVIT

### STATEMENT BY GRANTOR AND GRANTEE

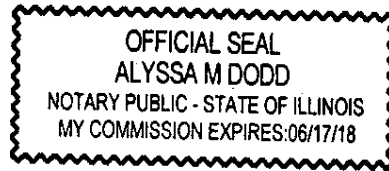
The grantor or his/her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: November 2, 2017

Signature: *Alyssa M Dodd*  
Agent

Subscribed and sworn to before me by the said Agent this 2<sup>nd</sup> day of November, 2017.

*Alyssa M Dodd*  
Notary Public



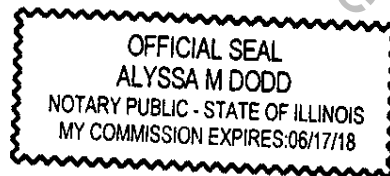
The grantee or his/her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: November 2, 2017

Signature: *Alyssa M D Dodd*  
Agent

Subscribed and sworn to before me by the said Agent this 2<sup>nd</sup> day of November, 2017

*Alyssa M Dodd*  
Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 200/31/45 PROPERTY TAX CODE.

11/2/17 *Alyssa M Dodd*  
DATE REPRESENTATIVE