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Doc#: 1805901124 Fee: \$76.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/28/2018 11:08 AM Pg: 1 of 15

Dec ID 20180201699413
ST/CO Stamp 0-867-116-576 ST Tax \$280.00 CO Tax \$140.00
City Stamp 1-178-379-808 City Tax: \$2,940.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, HEIRS OF THOMAS J. GREEN, by DANIEL GREEN, a married man, of the City of Chicago, County of Cook, State of Illinois, and KEVIN GREEN, a married man, of the City of Rockville, County of Montgomery, State of Maryland, and JOANNE GREEN, an unmarried woman, of the City of Lake Forest, County of Lake, State of Illinois, for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to KIMBERLY FREELAND, of 618 W. FULTON, CHICAGO, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

** A, B, C, D, E*

*See Exhibit * attached hereto and made a part hereof*

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, condominium declaration and bylaws, if any, and general real estate taxes not due and payable at the time of Closing.

THIS IS NOT HOMESTEAD PROPERTY

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

Permanent Real Estate Index Number(s): 17-04-300-047-1123 & 17-04-300-047-1323
Address(es) of Real Estate: 900 N. KINGSBURY ST. #905 & P085, CHICAGO, IL 60610

Dated this 19 day of February, 20 18

See Attach

DANIEL GREEN, HEIR

Kevin Green

KEVIN GREEN, HEIR

See Attach

JOANNE GREEN, HEIR

18-0133 1/1

REAL ESTATE TRANSFER TAX 27-Feb-2018



COUNTY: 140.00
ILLINOIS: 280.00
TOTAL: 420.00

17-04-300-047-1123 | 20180201699413 | 0-867-116-576

REAL ESTATE TRANSFER TAX 27-Feb-2018



CHICAGO: 2,100.00
CTA: 840.00
TOTAL: 2,940.00 *

17-04-300-047-1123 | 20180201699413 | 1-178-379-808

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

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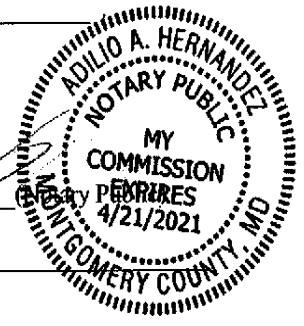
AH.

Maryland Montgomery
STATE OF ~~ILLINOIS~~, COUNTY OF ~~COOK~~ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kevin GREEN personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as its 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 19th day of February, 20 18

[Handwritten Signature]



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

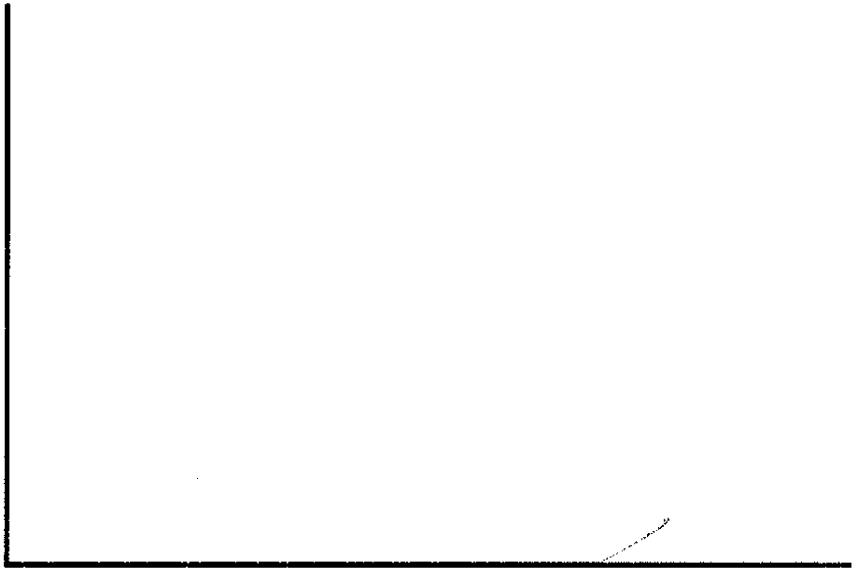
Mail to:
KIMBERLY FREELAND
ATTORNEY AT LAW
618 W. FULTON ~~806 N. PEORIA~~
CHICAGO, IL ~~60661~~ ~~60612~~

Name and Address of Taxpayer:
~~KIMBERLY FREELAND~~
~~900 N. KINGSBURY ST. #905~~
~~CHICAGO, IL 60610~~

Property of Cook County Clerk's Office

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**WARRANTY DEED
ILLINOIS STATUTORY**



THE GRANTORS, HEIRS OF THOMAS J. GREEN, by DANIEL GREEN, a married man, of the City of Chicago, County of Cook, State of Illinois, and KEVIN GREEN, a married man, of the City of Rockville, County of Montgomery, State of Maryland, and JOANNE GREEN, an unmarried woman, of the City of Lake Forest, County of Lake, State of Illinois, for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to KIMBERLY FREELAND, of 618 W. FULTON, CHICAGO, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

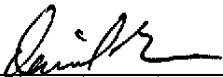
SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, condominium declaration and bylaws, if any, and general real estate taxes not due and payable at the time of closing.

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

Permanent Real Estate Index Number(s): 17-04-300-047-1123 & 17-04-300-047-1323
Address(es) of Real Estate: 900 N. KINGSBURY ST. #905 & P085, CHICAGO, IL 60610

Dated this 19 day of February, 20 18



DANIEL GREEN, HEIR



JOANNE GREEN, HEIR

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STATE OF ILLINOIS, COUNTY OF COOK _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DANIEL GREEN and JOANNE GREEN personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as its 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 21 day of February, 20 18.



[Signature]

(Notary Public)

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

Mail to:
~~KIMBERLY FREELAND
ATTORNEY AT LAW
618 W. FULTON
CHICAGO, IL 60661~~

Name and Address of Taxpayer:
~~KIMBERLY FREELAND
900 N. KINGSBURY ST. #905
CHICAGO, IL 60610~~

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EXHIBIT "A"

Parcel 1:

Unit No. 905 and P-085 in the Domain Condominium as delineated on a survey of the following described real estate: Part of Lots 21 through 26 in Block 96 in Elston's Addition to Chicago, part of Lots 1 through 4 in Elston's Addition to Chicago, and part of Lot 5 in Assessors Plat of Lots 5 and 6 in Block 95 of Elston's Addition to Chicago all located in the West 1/2 of the Southwest 1/4 of section 4, Township 39 north, range 14 east of the Third Principal Meridian, in Cook County, Illinois, more particularly described on the survey attached as Exhibit "A" to the Declaration of Condominium recorded July 2, 2002 as Document No. 0020733519, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Storage Space Number 229, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0020733519.

Parcel 3:

Non-exclusive easements for the benefit of Parcel 1 as created by Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements and Operating Agreement, dated October 9, 2002 and recorded October 15, 2002 as Document 21128849 for the following purpose:

- A. Ingress and egress and use
- B. Structural support
- C. Use of facilities in the catalog building and garage building
- D. Maintenance of catalog building easement facilities and garage easement facilities
- E. Maintenance and use of easement facilities
- F. Support, enclosure, use and maintenance of catalog building and garage building common walls, ceilings and floors
- G. Water main connection, sanitary sewer main connection and gas main connection
- H. Utilities
- I. Permitting existence of encroachments in catalog building and garage building
- J. Exterior maintenance
- K. Exterior Signage
- L. Dumpsters
- M. Owned facilities
- N. Shared facilities, and
- O. Overhanging balconies;

PIN(S): 17-04-300-047-1123 + 17-04-300-047-1323

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CERTIFICATION OF DEATH RECORD

THE CITY OF LAKE FOREST
LAKE FOREST, ILLINOIS

EXHIBIT "B"

MEDICAL EXAMINER/CORONER CERTIFICATE OF DEATH

STATE FILE NUMBER 2012 0029010 MEDICAL EXAMINER'S CASE NUMBER 1204141719 DATE ISSUED 04/19/2012

DECEDENT'S LEGAL NAME THOMAS JOSEPH GREEN		SEX MALE	DATE OF DEATH APRIL 14, 2012	
COUNTY OF DEATH LAKE	AGE AT LAST BIRTHDAY 35 YEARS	DATE OF BIRTH OCTOBER 05, 1976		
CITY OR TOWN LAKE FOREST		HOSPITAL OR OTHER INSTITUTION NAME 80 W NORTH AVENUE		
PLACE OF DEATH PARENTS HOME				
BIRTHPLACE LAKE FOREST, IL	SOCIAL SECURITY NUMBER	STATUS AT TIME OF DEATH NEVER MARRIED/NEVER IN CIVIL UNION	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 900 N KINGSBURY	APT NO 905	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE ZIP CODE IL 60010	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION WILLIAM J GREEN	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION JOANNE CASEY	
INFORMANT'S NAME JOANNE C GREEN	RELATIONSHIP MOTHER	MAILING ADDRESS 80 W NORTH AVENUE, LAKE FOREST, IL, 60045		
METHOD OF DISPOSITION CREMATION	PLACE OF DISPOSITION MOUNT OLIVET MEMORIAL PARK	LOCATION - CITY OR TOWN AND STATE ZION, IL	DATE OF DISPOSITION APRIL 18, 2012	
FUNERAL HOME WENBAN FUNERAL HOME LTD, 320 EAST VINE AVENUE, LAKE FOREST, IL, 60045				
FUNERAL DIRECTOR'S NAME CHAD R REULAND		FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034015134		
LOCAL REGISTRAR'S NAME ROBERT R KIELY		DATE FILED WITH LOCAL REGISTRAR APRIL 18, 2012		
CAUSE OF DEATH PART I PENDING INVESTIGATION				
IMMEDIATE CAUSE (Final disease or condition resulting in death)				
a. _____ Due to (or as a consequence of)				
b. _____ Due to (or as a consequence of)				
c. _____ Due to (or as a consequence of)				
PART II Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I				
			WAS AN AUTOPSY PERFORMED? YES	
			WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? YES	
FEMALE PREGNANCY STATUS NOT APPLICABLE			MANNER OF DEATH PENDING INVESTIGATION	
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK?	
LOCATION OF INJURY				
DESCRIBE HOW INJURY OCCURRED:			IF TRANSPORTATION INJURY SPECIFY	
ATTEND THE DECEASED?	DATE LAST SEEN ALIVE	WAS MEDICAL EXAMINER OR CORONER CONTACTED?	DATE PRONOUNCED APRIL 14, 2012	TIME OF DEATH 05:54 PM
CERTIFIER MEDICAL EXAMINER/CORONER			DATE CERTIFIED APRIL 17, 2012	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH ARTIS YANCEY, 26 N. MARTIN LUTHER KING JR. A, WAUKEGAN, IL, 60085			PHYSICIAN'S LICENSE NUMBER	

This is to certify that this is a true and correct copy from the official death record filed with the Illinois Department of Public Health.



Robert R. Kiely, Jr.
Robert R. Kiely, Jr.

The City of Lake Forest, Local Registrar



HOLD UP TO LIGHT TO VERIFY TRUE WATERMARK

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Property of Cook County Clerk's Office

EXHIBIT "C"

AFFIDAVIT OF HEIRSHIP

I (We), DANIEL GREEN (Affiant (s)), being duly sworn upon oath, state(s) this ___ day of FEB., 2018:

1. That Affiant (s) resides at 1930 N. OAKLEY AVE., CHICAGO, IL 60647

2. That the Affiant (s) is BROTHER (relationship to decedent) of THOMAS J. GREEN (decedent's name)

3. That the Decedent died on APRIL 14, 2012 (date of death). (Attach copy of death certificate.)

4. That the Decedent died owning an interest in the property commonly known as

900 N. KINGSBURY ST. #905 & P-085, CHICAGO, IL 60610

5. That the Decedent died Testate or Intestate (circle one). (Attach copy of will, if the decedent died Testate)

6. That the Decedent was married to or partner in a civil union to the following individuals, and no others:

Name Marriage or Civil Union terminated by (death, divorce, etc.)

NONE

NONE

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_____	_____
_____	_____
_____	_____

7. That the following children and no others were born to or adopted by the Decedent (please indicate if the child is a minor or adult and whether they are competent):

Name	(M-for minor/ A-for adult)	competent (y/n)
<u>NONE</u>	<u>NONE</u>	<u>NONE</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

In the event that one or more of the aforesaid children are deceased, we must be provided additional heirship information regarding the deceased child (children) and an additional affidavit should be completed for said deceased child (children).

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8. That in the event the Decedent died without spouse or partner in a civil union or child, or that an heir listed above is deceased, to the Affiants' best information and belief the following represents the Decedent's heirship (include names of all living decedents pursuant to statute) (please indicate if the decedent is a minor or adult and whether they are competent):

Name	(M-for minor/ A-for adult)	competent (y/n)
<u>DANIEL GREEN, BROTHER</u>	<u>A</u>	<u>Y</u>
<u>KEVIN GREEN, BROTHER</u>	<u>A</u>	<u>Y</u>
<u>JOANNE GREEN, MOTHER</u>	<u>A</u>	<u>Y</u>

9. That the total value of the estate of the Decedent including taxable interest in the aforesaid property is \$100,000.00

10. That no claims have been filed against Decedent and that all expenses of illness and/or funeral expenses have been paid in full: or, that the following claims will be paid from the proceeds of the subject property:

NONE

11. That the Federal Estate Tax (has/has not) been paid, that the Illinois Inheritance Tax (has/has not) been paid; or that no (Federal Estate Tax/Illinois Inheritance Tax) is due.

12. That the Affiant makes this affidavit to induce (Fort Dearborn Title Company) to issue its policy of title insurance-number FD-18-0133 and with knowledge that Fort Dearborn Title Company will rely on the representations made and insure title.

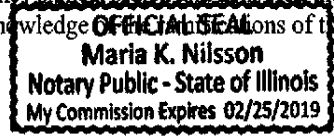
In consideration of the issuance of the title insurance policy without exception to Possible Claims against the Estate of THOMAS J. GREEN, deceased, and the payment of \$1.00 by the undersigned to the Company, the sufficiency and receipt of which is hereby acknowledged, the undersigned, jointly and severally, for themselves, heirs, personal representatives and assigns do hereby covenant and agree with the Company: To forever fully protect, defend and save the Company harmless from and against all the Claims expenses of every kind and nature in which it may suffer, expend or incur under, or by reason, or in consequence of the title insurance policy on account, or in consequence, or growing out of the Claims against the Estate of THOMAS J. GREEN, deceased, or on account of the assertion or enforcement or attempted assertion or enforcement thereon of any right existing or hereafter arising, or which may at any time be claimed to exist under, or by reason, or in consequence, or growing out of the Claims Against the Estate of THOMAS J. GREEN, deceased;

Affiant further sayeth not.

Daniel Green (Affiant) _____ (Affiant)
DANIEL GREEN _____

STATE OF Illinois
COUNTY OF Cook

I, Maria K. Nilsson, a Notary Public in and for the County and State aforesaid, do hereby certify that DANIEL GREEN, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument as a free and voluntary act for the uses and purposes therein set forth with full knowledge and understanding of the execution of this deed, including the release and waiver of the right of Homestead.



Given under my hand and Notarial Seal this 21st day of February, 20 18.

Maria K. Nilsson
Notary Public

My Commission Expires: 02/25/2019 (Seal)

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Property of Cook County Clerk's Office

EXHIBIT "D"

AFFIDAVIT OF HEIRSHIP

I (We), JOANNE GREEN (Affiant (s)), being duly sworn upon oath, state(s) this ___ day of FEB., 2018 :

1. That **Affiant (s)** resides at 80 W. NORTH AVE., LAKE FOREST, IL 60045.
2. That the **Affiant (s)** is MOTHER (*relationship to decedent*) of THOMAS J. GREEN (*decedent's name*)
3. That the **Decedent** died on APRIL 14, 2012 (*date of death*). (*Attach copy of death certificate.*)
4. That the **Decedent** died owning an interest in the property commonly known as

900 N. KINGSBURY ST. #905 & P-085, CHICAGO, IL 60610

5. That the **Decedent** died Testate or Intestate (*circle one*). (Attach copy of will, if the decedent died Testate)

6. That the Decedent was married to or partner in a civil union to the following individuals, and no others:

Name	Marriage or Civil Union terminated by (death, divorce, etc.
------	---

<u>NONE</u>	<u>NONE</u>
-------------	-------------

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_____	_____
_____	_____
_____	_____

7. That the following children and no others were born to or adopted by the Decedent (please indicate if the child is a minor or adult and whether they are competent):

Name	(M-for minor/ A-for adult)	competent (y/n)
NONE _____	<u>NONE</u>	<u>NONE</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

In the event that one or more of the foregoing children are deceased, we must be provided additional heirship information regarding the deceased child (children) and an additional affidavit should be completed for said deceased child (children).

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8. That in the event the **Decedent** died without spouse or partner in a civil union or child, or that an heir listed above is deceased, to the Affiants' best information and belief the following represents the Decedent's heirship (include names of all living decedents pursuant to statute) (please indicate if the decedent is a minor or adult and whether they are competent):

Name	(M-for minor/ A-for adult)	competent (y/n)
<u>DANIEL GREEN, BROTHER</u>	<u>A</u>	<u>Y</u>
<u>JOANNE GREEN, BROTHER</u>	<u>A</u>	<u>Y</u>
<u>JOANNE GREEN, MOTHER</u>	<u>A</u>	<u>Y</u>

9. That the **total value** of the estate of the **Decedent** including taxable interest in the aforesaid property is **\$100,000.00**

10. That no claims have been filed against Decedent and that all expenses of illness and/or funeral expenses have been paid in full; or, that the following claims will be paid from the proceeds of the subject property:

NONE

11. That the Federal Estate Tax (has/has not) been paid, that the Illinois Inheritance Tax (has/has not) been paid; or that no (Federal Estate Tax/Illinois Inheritance Tax) is due.

12. That the Affiant makes this affidavit to induce Fort Dearborn Title Company) to issue its policy of title insurance-number FD-18-0133 and with knowledge that Fort Dearborn Title Company will rely on the representations made and insure title.

In consideration of the issuance of the title insurance policy without exception to Possible Claims against the Estate of THOMAS J. GREEN, deceased, and the payment of \$1.00 by the undersigned to the Company, the sufficiency and receipt of which is hereby acknowledged, the undersigned, jointly and severally, for themselves, heirs, personal representatives and assigns do hereby covenant and agree with the Company: To forever fully protect, defend and save the Company harmless from and against all the Claims expenses of every kind and nature in which it may suffer, expend or incur under, or by reason, or in consequence of the title insurance policy on account, or in consequence, or growing out of the Claims against the Estate of THOMAS J. GREEN, deceased, or on account of the assertion or enforcement or attempted assertion or enforcement thereof or of any right existing or hereafter arising, or which may at any time be claimed to exist under, or by reason, or in consequence, or growing out of the Claims Against the Estate of THOMAS J. GREEN, deceased;

Affiant further sayeth not.

____ (Affiant) Joanne Green (Affiant)

JOANNE GREEN

STATE OF Illinois
COUNTY OF Cook

I, Maria K. Nilsson, a Notary Public in and for the County and State aforesaid, do hereby certify that JOANNE GREEN, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument as a free and voluntary act for the uses and purposes therein set forth with full knowledge of the ramifications of the execution of this deed, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 24 day of February, 20 18.

[Signature]

Notary Public

My Commission Expires 02/27/20



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Property of Cook County Clerk's Office

EXHIBIT 'E'

AFFIDAVIT OF HEIRSHIP

I (We), KEVIN GREEN (Affiant (s)), being duly sworn upon oath, state(s) this _____ day of FEB., 2018 :

1. That Affiant (s) resides at 30 ROCKCREST CIRCLE, ROCKVILLE, MD 20851
2. That the Affiant (s) is BROTHER (relationship to decedent) of THOMAS J. GREEN (decedent's name)
3. That the Decedent died on APRIL 14, 2012 (date of death). (Attach copy of death certificate.)
4. That the Decedent died owning an interest in the property commonly known as
900 N. KINGSBURY ST. #905 & P-085, CHICAGO, IL 60610
5. That the Decedent died Testate or Intestate (circle one). (Attach copy of will, if the decedent died Testate)
6. That the Decedent was married to or partner in a civil union to the following individuals, and no others:

Name	Marriage or Civil Union terminated by (death, divorce, etc.)
------	--

<u>NONE</u>	<u>NONE</u>
-------------	-------------

UNOFFICIAL COPY

_____	_____
_____	_____
_____	_____

7. That the following children and no others were born to or adopted by the Decedent (please indicate if the child is a minor or adult and whether they are competent):

Name	(M-for minor/ A-for adult)	competent (y/n)
NONE _____	NONE _____	NONE _____
_____	_____	_____
_____	_____	_____
_____	_____	_____

In the event that one or more of the aforesaid children are deceased, we must be provided additional heirship information regarding the deceased child (children) and an additional affidavit should be completed for said deceased child (children).

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8. That in the event the Decedent died without spouse or partner in a civil union or child, or that an heir listed above is deceased, to the Affiants' best information and belief the following represents the Decedent's heirship (include names of all living decedents pursuant to statute) (please indicate if the decedent is a minor or adult and whether they are competent):

Name	(M-for minor/ A-for adult)	competent (y/n)
<u>DANIEL GREEN, BROTHER</u>	<u>A</u>	<u>Y</u>
<u>KEVIN GREEN, BROTHER</u>	<u>A</u>	<u>Y</u>
<u>JOANNE GREEN, MOTHER</u>	<u>A</u>	<u>Y</u>

9. That the total value of the estate of the Decedent including taxable interest in the aforesaid property is \$100,000.00

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Affiant further sayeth not.

(Affiant) Kevin Green (Affiant)

KEVIN GREEN

STATE OF Maryland
COUNTY OF Montgomery

I, Adilio Hernandez a Notary Public in and for the County and State aforesaid, do hereby certify that KEVIN GREEN, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument as a free and voluntary act for the uses and purposes therein set forth with full knowledge of the ramifications of the execution of this deed, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 19 day of February, 2018.

Adilio Hernandez
Notary Public

My Commission Expires: 4/21/2021 (Seal)

