

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Individuals to Trusts)

MAIL TO:

Scott Bieber, Esq.
Thompson Coburn LLP
55 East Monroe Street, 37th Floor
Chicago, Illinois 60603



Doc# 1806029022 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2018 11:00 AM PG: 1 OF 4

THE GRANTORS, HIPOLITO ROLDAN, JR. and IDA ROLDAN, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT unto THE GRANTEEES, HIPOLITO ROLDAN and IDA ROLDAN, not individually, but solely as CO-TRUSTEES OF THE HIPOLITO ROLDAN TRUST dated June 15, 2000, as amended and restated, and their successors in trust, of 233 E. 13th Street, Unit 1305, Chicago, Illinois 60605, as to an undivided one-half (1/2) interest, and IDA ROLDAN and HIPOLITO ROLDAN, not individually, but solely as CO-TRUSTEES OF THE IDA ROLDAN TRUST dated June 15, 2000, as amended and restated, and their successors in trust, of 233 E. 13th Street, Unit 1305, Chicago, Illinois 60605, as to an undivided one-half (1/2) interest, the following described real estate situated in the County of Cook, in the State of Illinois to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A'

Permanent Index Number(s): 17-22-110-119-1090; 17-22-110-119-1336; and 17-22-110-119-1335

Common Address of Real Estate: 233 E. 13th Street, Unit 1305, GU-131, GU-132, Chicago Illinois 60605

SUBJECT TO: Covenants, conditions, and restrictions of record and public and utility easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate described herein; and general real estate taxes for 2017 and subsequent years.

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

Dated this 6th day of February, 2018.


HIPOLITO ROLDAN, JR.


IDA ROLDAN

R

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REAL ESTATE TRANSFER TAX

01-Mar-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

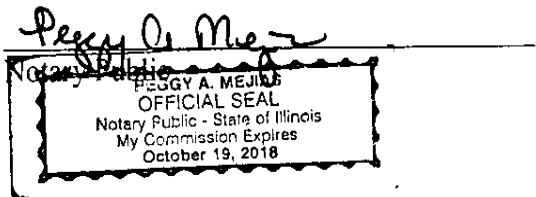
17-22-110-119-1090 | 20180201608738 | 0-551-258-656

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

Before me, a Notary Public in and for said County and State, personally appeared HIPOLITO ROLDAN, JR. and IDA ROLDAN, husband and wife, who acknowledged that they did sign the foregoing instrument as their free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago, Illinois this 6th day of February, 2018.

My Commission Expires on Oct 19, 2018



This Deed is exempt from Real Estate Transfer Taxes pursuant to Section 31-45, Paragraph (e), of the Illinois Real Estate Transfer Tax Law. 35 ILCS 200/31-45(e).

REAL ESTATE TRANSFER TAX	01-Mar-2018
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
17-22-110-119-1090 20180201608738 1-401-756-704	

Jung-mad
Authorized Agent

As trustee, I hereby accept the foregoing Deed.

Hipolito Roldan
HIPOLITO ROLDAN, as co-trustee of the Hipolito Roldan Trust dated June 15, 2000, as amended and restated

As trustee, I hereby accept the foregoing Deed.

Ida Roldan
IDA ROLDAN, as co-trustee of the Hipolito Roldan Trust dated June 15, 2000, as amended and restated

As trustee, I hereby accept the foregoing Deed.

Ida Roldan
IDA ROLDAN, as co-trustee of the Ida Roldan Trust dated June 15, 2000, as amended and restated

As trustee, I hereby accept the foregoing Deed.

Hipolito Roldan
HIPOLITO ROLDAN, as co-trustee of the Ida Roldan Trust dated June 15, 2000, as amended and restated

This instrument was prepared by:

SCOTT BIEBER, Esq.
Thompson Coburn LLP
55 East Monroe Street, 37th Floor
Chicago, Illinois 60603

Send subsequent tax bills to Taxpayer:

HIPOLITO ROLDAN, Co-Trustee
IDA ROLDAN, Co-Trustee
233 E. 13th Street, Unit 1305
Chicago, Illinois 60605

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Exhibit 'A'

PARCEL 1:

UNITS 1305 AND GU-131 AND GU-132 IN MUSEUM POINTE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATES:

THAT PART OF LOT 50, LOT 51 AND OUTLOT 6 IN MUSEUM PARK SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 156.76 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 41.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 93.55 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 1.69 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF OUTLOT 6 AND LOT 50, AFORESAID, A DISTANCE OF 73.13 FEET TO A POINT IN THE EAST LINE OF SAID LOTS 50 AND 51, SAID POINT BEING 1.72 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 50, AS MEASURED ALONG THE EAST LINE THEREOF; THENCE NORTHERLY, 181.90 FEET ALONG THE EASTERLY LINE THEREOF, BEING THE ARC OF A CIRCLE CONVEX EAST, HAVING A RADIUS OF 2832.93 FEET, AND WHOSE CHORD BEARS NORTH 12 DEGREES 35 MINUTES 11 SECONDS WEST, A DISTANCE OF 181.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 168.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO;

THE SOUTH 8.00 FEET OF THAT PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WHICH LIES EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 WHICH LIES WEST OF THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 4.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0435019027, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE 8-90, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0435019027, AS AMENDED FROM TIME TO TIME.

Permanent Index Number(s): 17-22-110-119-1090; 17-22-110-119-1336; and 17-22-110-119-1335

Common Address of Real Estate: 233 E. 13th Street, Unit 1305, GU-131, GU-132
Chicago, Illinois 60605

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STATEMENT BY GRANTOR AND GRANTEE

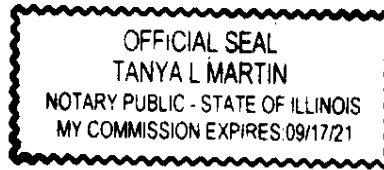
The grantors or their agent affirms that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 2/6, 2018.

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
this 6th day of Feb., 2018.

Notary Public [Signature]



The grantees or its agent affirms and verifies that the name of the grantees 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 2/6, 2018.

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
this 6th day of Feb., 2018.

Notary Public [Signature]



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.)