

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO:

George E. Diehr, Jr.
Polsinelli PC
100 South Fourth Street, Suite 1000
St. Louis, Missouri 63102

FUTURE TAXES TO:

Brian and Breanne Elizabeth
Littleton
1711 W Division, Suite 402
Chicago, IL 60622



Doc# 1807844075 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/19/2018 03:05 PM PG: 1 OF 5

RECORDER'S STAMP

The Grantor, **Brian Littleton**, resident of the County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY and WARRANT to Grantees, **Brian and Breanne Elizabeth Littleton**, husband and wife, as tenants by the entirety, all right, title, and interest in and to the following described Real Estate as set for on Exhibit A attached hereto, situated in the County of Cook, and State of Illinois to-wit.

Together with all appurtenances and improvements.

Subject to the General Taxes and Assessments for the year 2018 and subsequent years.

Subject to Covenants, Restrictions and Easements of record, if any.

Situated in the County of Cook in the State of Illinois.

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

Property Address: 1711 W Division, Suite 402, Chicago, IL 60622

Parcel Number: 17-06-406-048-1010

Subject to easements, restrictions, conditions, etc., if any, of record.

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In Witness Whereof, the said Grantor has hereunto set his hand on the 1st day of March, 2018.

Brian Littleton, Grantor

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

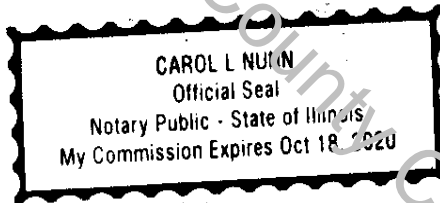
On this 1 day of March, 2018, before me personally appeared **Brian Littleton**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.


IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public



My commission expires:

10-18-20



| REAL ESTATE TRANSFER TAX | | 19-Mar-2018 |
|---|---------------|---------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

17-06-406-048-1010 | 20180301620712 | 1-506-237-984
*Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 19-Mar-2018 |
|---|---------------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

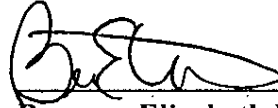
17-06-406-048-1010 | 20180301620712 | 0-538-582-560

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In Witness Whereof, the said Grantees have signed to acknowledge acceptance of the transfer of said Real Estate.



Brian Littleton, Grantee

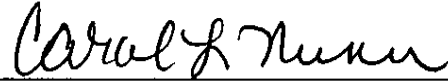


Breanne Elizabeth Littleton, Grantee

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

On this 1 day of March, 2018, before me personally appeared **Brian and Breanne Elizabeth Littleton**, husband and wife, as tenants by the entirety, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

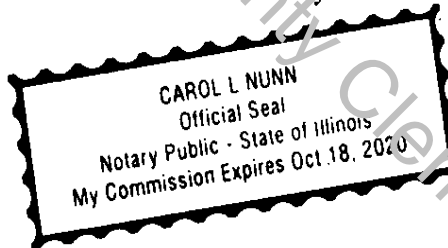
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Notary Public

My commission expires:

10-18-20

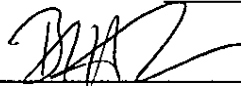


NAME and ADDRESS OF PREPARER:

George E. Diehr, Jr.
Polsinelli PC
100 South Fourth Street, Suite 1000
St. Louis, Missouri 63102

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45(e) OF THE REAL ESTATE TRANSFER ACT, COOK COUNTY ORD. 7(c) PARAGRAPH E AND PARAGRAPH E OF THE CITY OF CHICAGO MUNICIPAL CODE 3-33-070.

Date: March 1, 2018



Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes and name and address of the person preparing the instrument.

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EXHIBIT A

UNIT NUMBER 402 AND PU-8 IN THE 1711 WEST DIVISION PROPERTIES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 (EXCEPT THE EAST 3.5 FEET THEREOF), ALL OF LOT 4 AND THE EAST 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOT 3 (EXCEPT THE EAST 3.5 FEET THEREOF), ALL OF LOT 4 AND THE EAST 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 26 14 FEET CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF + 14.96 FEET CHICAGO CITY DATUM DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, THENCE NORTH 89 DEGREES 49 MINUTES 54 SECONDS EAST, (ASSUMED BEARING), ALONG THE NORTH LINE OF SAID LOT 5, 8.01 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, 4.98 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 04 SECONDS EAST, 77.94 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 26 SECONDS EAST, 40.03 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 17.82 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, 12.02 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 9.51 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 12.02 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 21.32 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 9.64 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 29.52 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 30.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0803216027; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 3 | 1 | 20 18

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Carol L Nunn

By the said (Name of Grantor): Brian Littleton

On this date of: 3 | 1 | 20 18

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 3 | 1 | 20 18

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

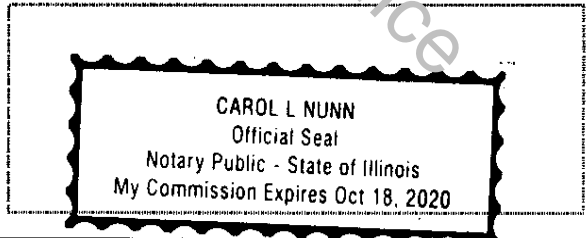
Subscribed and sworn to before me, Name of Notary Public: Carol L Nunn

By the said (Name of Grantee): Brian and Breanne Littleton

On this date of: 3 | 1 | 20 18

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)