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DOCUMENT PREPARED BY:

Jeffrey D. Shelley, Esq.
Sugar Felsenthal Graiss & Helsing LLP
30 N. LaSalle St., Suite 3000
Chicago, IL 60602



Doc# 1809329095 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/03/2018 04:03 PM PG: 1 OF 3

AFTER RECORDING**RETURN TO:**

Jennifer Sherpan
Sugar Felsenthal Graiss & Helsing LLP
30 N. LaSalle St., Suite 3000
Chicago, IL 60602

SEND TAX BILLS TO:

T & M Hanson
1738 N. North Park Ave., Unit 3
Chicago, IL 60614

Above space for recorder's use

WARRANTY DEED

THIS WARRANTY DEED made on this 17th day of March, 2018 by **TORREY HANSON and MONIQUE HANSON**, husband and wife, 1738 N. North Park Ave., Unit 3, Chicago, IL 60614 ("Grantors"), to **TORREY HANSON and MONIQUE HANSON**, husband and wife, as tenants by the entirety, 1738 N. North Park Ave., Unit 3, Chicago, IL 60614 ("Grantees").

WITNESSETH:

Grantors, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, do hereby CONVEY and WARRANT unto Grantees all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows:

UNIT "C" AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, HEREINAFTER REFERRED TO AS "PARCEL", THAT PART LYING EAST OF THE EAST LINE OF HAMMOND STREET OF LOT 3 (EXCEPT THE WEST 63 FEET THEREOF) AND (EXCEPT THE EAST 33 FEET CONDEMNED FOR NORTH PARK AVENUE FORMERLY FRANKLIN STREET) IN CASE NUMBER 67352 SUPERIOR COURT OF COOK COUNTY, ILLINOIS IN THE ASSESSORS DIVISION OF LOT 38 IN NORTH ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY HELEN CONOVER AND OTHERS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22261889, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY) IN COOK COUNTY, ILLINOIS.

Property address: 1738 N. North Park Ave., Unit 3, Chicago, IL 60614
Permanent index number: 14-33-416-012-1003

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the property for the uses and purposes set forth herein.

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SUBJECT TO: General real estate tax not due and payable as of the date hereof; covenants, conditions and restrictions of record; building lines and easements; the Declaration of Condominium and all amendments thereto; provisions of the Condominium Property Act of Illinois, existing mortgage executed by the Grantors.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed the day and year first above written.





 TORREY HANSON




 MONIQUE HANSON

Exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Act and Ch. 3-33-060(E) of the Chicago Real Property Transfer Tax Ordinance.

By:  _____ Date: 3/27/2018

REAL ESTATE TRANSFER TAX		03-Apr-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-33-416-012-1003 20180301629385 1-286-763-552		

REAL ESTATE TRANSFER TAX		03-Apr-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-33-416-012-1003 20180301629385 2-013-888-800		

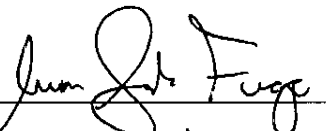
* Total does not include any applicable penalty or interest due.

STATE OF ILLINOIS)
) SS
 COUNTY OF Cook)

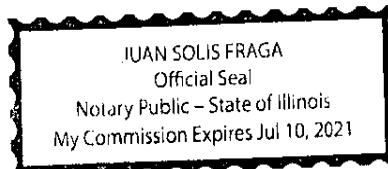
ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Torrey Hanson and Monique Hanson, 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 and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of March, 2018.



 Notary Public
 My commission expires: 07/10/2021



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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: March 17, 2018 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor or Agent this 17 day of March, 2018.

[Signature]
Notary Public



The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 3 / 17, 2018 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee or Agent this 17 day of March, 2018.

[Signature]
Notary Public



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.)