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1814413048D

WARRANTY DEED Statutory (ILLINOIS)

Doc# 1814413048 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/24/2018 03:47 PM PG: 1 OF 5

THE GRANTOR, MARGARET M. KING, of 3850 W. Bryn Mawr Avenue, Unit 308, Chicago, Illinois 60659, for and in consideration of ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MARGARET M. KING, not individually, but as Trustee of the MARGARET M. KING REVOCABLE TRUST, dated December 5, 2016, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description:

SEE EXHIBIT A.

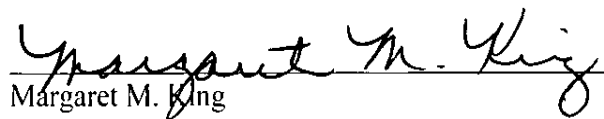
Permanent Index Number: 13-02-300-006-1018

Property Address: 3850 W. Bryn Mawr Avenue, Unit 308, Chicago, Illinois 60659

SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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

Dated this 15th day of May, 2018.


Margaret M. King

REAL ESTATE TRANSFER TAX 24-May-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-02-300-006-1018 | 20180501677712 | 1-585-220-896

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

REAL ESTATE TRANSFER TAX 24-May-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

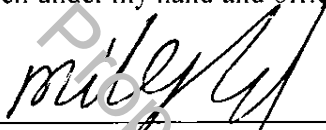
13-02-300-006-1018 | 20180501677712 | 0-057-503-008

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARGARET M. KING, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of May, 2018.



Notary Public, State of Illinois
My Commission Expires: 08/25/2020



Mail To/Prepared by:
Paul S. Motin, JD, LLM, CPA
DUGGAN BERTSCH, LLC
303 West Madison Street Suite 1000
Chicago, Illinois 60606-3321

Send Subsequent Tax Bills:
Margaret M. King, Trustee
Margaret M. King Revocable Trust
3850 W. Bryn Mawr Avenue, Unit 308
Chicago, Illinois 60659

Exempt under the provisions of Paragraph (e), Section 31-45 of the Real Estate Transfer Tax Law. (35 ILCS 200/31-45(e)).

5-15, 2018
Date


Buyer, Seller or Representative

Prepared at the specific request of the Grantor and based solely on information supplied by one or more parties hereto and without examination of title. This preparer assumes no liability of any errors, inaccuracy, or omissions in this instrument resulting from the information provided. The parties hereto accept this DISCLAIMER by Grantor's execution and Grantee's acceptance hereof.

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EXHIBIT A

PARCEL 1:

UNIT NUMBER 308 IN CONSERVANCY AT NORTH PARK CONDOMINIUM II AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST ¼ SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT NUMBER 26700736) DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 803.00 FEET, THENCE SOUTH A DISTANCE OF 180.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 204.00 FEET; THENCE WEST 89.00; THENCE NORTH 78.00 FEET; THENCE WEST 10.0 FEET; THENCE NORTH 48.00 FEET; THENCE EAST 10.00 FEET; THENCE NORTH 78.00 FEET; THENCE EAST 89.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94923281 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 308 AND STORAGE SPACE 308, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 94923281, IN COOK COUNTY, ILLINOIS.

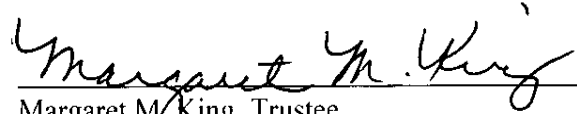
PROPERTY: 3850 W. BRYN MAWR AVENUE, UNIT 308, CHICAGO, ILLINOIS 60659

PIN: 13-02-300-006-1018

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TRUSTEE ACCEPTANCE

The Grantee, MARGARET M. KING, as Trustee of the MARGARET M. KING REVOCABLE TRUST, hereby acknowledges and accepts this conveyance into the said trust.


Margaret M. King, Trustee

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor affirms that, to the best of her knowledge, the name of the Grantee shown on the deed 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: 5-18, 2018

Signature: Margaret M. King
Margaret M. King

Subscribed and sworn to before me by the said Grantor this 15 day of May, 2018.



NOTARY PUBLIC [Signature]

The Grantee affirms and verifies that the name of the Grantee shown on the deed 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 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: 5-18, 2018

Signature: Margaret M. King
Margaret M King, Trustee of the Margaret M. King Revocable Trust

Subscribed and sworn to before me by the said Grantee this 15 day of May, 2018.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)