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Prepared By:

Andrew T. Hays
55 W. Wacker Drive, 14th Floor
Chicago, IL 60601



19101131720

Doc# 1910113172 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/11/2019 02:24 PM PG: 1 OF 4

Mail Tax Bills To:

Thomas Shaer, Trustee
Lisa Shelnitz, Trustee
916 N. Larrabee, Unit 916-L,
Chicago, IL 60610

Property of Cook County Clerk's Office

GENERAL WARRANTY DEED

This Deed, made and entered into on March 14, 2019, by and between **Grantors**: Thomas Shaer and Lisa Shelnitz, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety; **Grantees**: Thomas Shaer, as trustee of the Thomas Shaer Revocable Trust and Lisa Shelnitz, as the trustee of the Lisa Shelnitz Revocable Trust, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety.

Mailing Address of the Grantees: 916 N. Larrabee, Unit 916-L, Chicago, IL 60610

Witnesseth, that the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents **Grant, Bargain and Sell, Convey and Confirm** unto the Grantees, the following described Real Estate, situated in the County of Cook and State of Illinois, to-wit:

The Property commonly known as: 916 N. Larrabee, Unit 916-L and GU2-5, Chicago, IL 60610


PIN: 17-04-322-022-1174 and 17-04-322-022-1205

See the Legal Description attached hereto as Exhibit A.

To Have and To Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantees and to the heirs and assigns of such Grantees forever.

The Grantors hereby covenanting that Grantors and the heirs, executors, administrators, and assigns of such Grantors, shall and will **Warrant and Defend** the title to the premises unto the Grantees, and to the heirs and assigns of such Grantees forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

11-Apr-2019
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00
REAL ESTATE TRANSFER TAX
17-04-322-022-1174 | 20190401644822 | 0-526-275-488

REAL ESTATE TRANSFER TAX		11-Apr-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-04-322-022-1174 | 20190401644822 | 0-725-930-912

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

Bm

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In Witness Whereof, the Grantors has or have hereunto set his hand or hands the day and year first above-written.

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

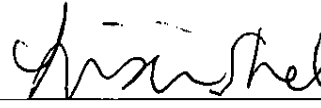
Dated this 14th day, March, 2019



Thomas Shaer

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

Dated this March 14, 2019



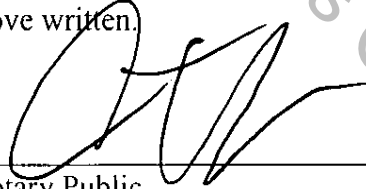
Lisa Shelnitz

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On 3/14/19 before me personally appeared Thomas Shaer and Lisa Shelnitz, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the State and County aforesaid, the day and year first above written.





Notary Public
My Commission Expires: 1/13/21

Return Recorded Document to:
Andrew Hays
Hays Firm LLC
55 W. Wacker Drive, 14th Floor
Chicago, IL 60601

This transfer is exempt under the provisions of Paragraph (e) of 35 ILCS 200/31-45.

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STREET ADDRESS: 916 NORTH LARRABEE
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-04-322-022-1174

LEGAL DESCRIPTION:

PARCEL 1:

UNITS 916-L AND GU2-5 IN THE RIVER VILLAGE TOWNHOMES SOUTH CONDOMINIUMS AS DELINEATED ON A SURVEY OF PART OF BLOCK AND VACATED ALLEYS ADJOINING 94 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416839081, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S2-5, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416839081.

Property of Cook County Clerk's Office

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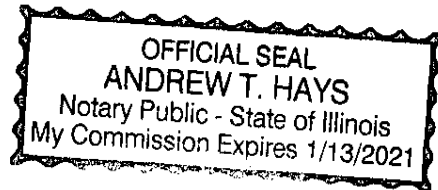
STATEMENT BY GRANTOR AND GRANTEE

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 14, 2019

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said ANDREW T. HAYS LISA SHELMTZ
This 14, day of MARCH, 2019
Notary Public [Signature]



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 title to real estate under the laws of the State of Illinois.

Date March 14, 2019

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said LISA SHELMTZ
This 14, day of MARCH, 2019
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)