

WARRANTY DEED



1915818013

THE GRANTORS, ANDREW LEVIN and NICOLE ALLEN, of 2635 N. Wilton Ave., Unit #3, Chicago, County of Cook, State of Illinois 60614, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT an undivided 50% interest:

Doc# 1915818013 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 6/27/2019 10:52 AM PG: 1 OF 2

ANDREW B. LEVIN or NICOLE A. ALLEN, Trustees, or their successors in trust, under the ANDREW B. LEVIN LIVING TRUST, dated May 31, 2019, 2635 N. Wilton Ave., Unit #3, Chicago, County of Cook, State of Illinois 60614, and an undivided 50% interest as tenants in common:

NICOLE A. ALLEN or ANDREW B. LEVIN, Trustees, or their successors in trust, under the NICOLE A. ALLEN LIVING TRUST, dated May 31, 2019, 2635 N. Wilton Ave., Unit #3, Chicago, County of Cook, State of Illinois 60614, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(Above Space for Recorder's Use Only)

Exempt under Paragraph E, ILLINOISCS 200, Section 31-45 (Illinois Transfer Tax Law)

Date: 5/31/19 Name: [Signature]

PARCEL 1:

UNIT 3 IN THE 2635 NORTH WILTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOT 10 IN BLOCK 2 IN H. BEST'S SUBDIVISION OF THE WEST 8 ACRES OF OUTLOT 14 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97663604; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97663604

Property Address: 2635 N. Wilton Ave., Unit #3, Chicago, Illinois 60614
Permanent Index Number: 14-29-412-058-1003

with full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate in the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

DATED this 31st day of May, 2019.

[Signature] (Seal) ANDREW LEVIN

[Signature] (Seal) NICOLE ALLEN

State of Illinois)
County of Cook) ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANDREW B. LEVIN and NICOLE A. ALLEN, 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 31st day of May, 2019.

[Signature] Notary Public

This Instrument Was Prepared By and Mail To: Steven H. Peck, Law Offices of Steven H. Peck, 300 Saunders Rd., Suite 100, Riverwoods, Illinois 60015

Taxpayer and Send All Subsequent Tax Bills To: Andrew B. Levin and Nicole A. Allen, 2635 N. Wilton Ave., Unit #3, Chicago, Illinois 60614

Vertical stamp: S, P, S, M, SC, E, INT

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		07-Jun-2019
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *



14-29-412-058-1003 | 20190601695812 | 0-023-969-696

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

REAL ESTATE TRANSFER TAX		07-Jun-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
14-29-412-058-1003 20190601695812 0-657-680-080		



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms and verifies that the name of the grantor 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, 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: May 31, 2019 Signature: *Nicole C. All*
Grantor or Agent

Subscribed and sworn to before me this
31st day of May, 2019.



[Signature]
Notary Public

The grantee or his or her 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, 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: May 31, 2019 Signature: *Nicole C. All*
Grantee or Agent

Subscribed and sworn to before me this
31st day of May, 2019.



[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantor/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.)