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QUIT CLAIM DEED ILLINOIS STATUTORY

After Recording Mail to:
Allen Gabe Law PC
1834 Walden Office Square, # 500
Schaumburg, IL 60173

Prepared by:
Allen Gabe Law PC
1834 Walden Office Square, # 500
Schaumburg, IL 60173

Name and Address of Taxpayer:
Richard J. and Margaret A. Morgan
437 W Division St, Unit 316
Chicago, IL 60610



Doc# 1921345026 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. HOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 08/01/2019 11:49 AM PG: 1 OF 3

THE GRANTORS Richard J. Morgan, married to Margaret A. Morgan, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Richard J. Morgan and Margaret A. Morgan, husband and wife, of 437 W. Division St, Unit 316, Chicago, Cook County, Illinois, not as joint tenants and not as tenants in common, but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements.

Hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois.
Permanent Real Estate Index Number(s): 17-04-307-054-4022 AND 17-04-307-054-4224
Address(es) of Real Estate: 437 W. Division St., Unit 316 and PS 016, Chicago, IL 60610

Exempt from transfer tax pursuant to 35 ILCS 200/31-45(e) Section 4, Real Estate Transfer Act.

Date 7/26/19 Richard J. Morgan

Dated this 26th day of July 2019.

Richard J. Morgan
Richard J. Morgan

REAL ESTATE TRANSFER TAX		01-Aug-2019
	CHICAGO	0.00
	CTA	0.00
	TOTAL	0.00 *

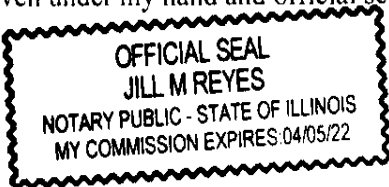
17-04-307-054-4022 | 20190701647943 | 0-443-100-256

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

STATE OF ILLINOIS)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Richard J. Morgan, married to Margaret A. Morgan, 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 he signed, sealed and delivered the said instrument as his 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 official seal this 26th day of July 2019.



Jill M Reyes
NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		01-Aug-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-04-307-054-4022 | 20190701647948 | 1-278-733-408

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LEGAL DESCRIPTION FOR 437 W. DIVISION ST, UNIT 316, CHICAGO, IL AND PARKING SPACE 016
17-04-307-054-4022 AND 17-04-307-054-4224

THE ESTATE OF INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT AND COVERED HEREIN IS A LEASHOLD

PARCEL 1: UNIT 01-316 AND P01-016 IN THE PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN PARKSIDE OF OLD TOWN BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF BLOCKS 2 AND 3, AND ALL OF BLOCKS 4 AND 5, AND PARTS OF VACATED ALLEYS LYING WITHIN BLOCK 2 AFORESAID, AND VACATED ALLEYS LYING WITHIN BLOCKS 3, 4 AND 5 AFORESAID, TOGETHER WITH THAT PART OF VACATED ELM STREET LYING SOUTH OF AND ADJOINING BLOCKS 2, 3 AND 5 AFORESAID, AND LYING NORTH OF AND ADJOINING BLOCKS 9, 7 AND 6, AND THAT PART OF VACATED NORTH HUDSON AVENUE LYING WEST OF AND ADJOINING BLOCK 2 AFORESAID, AND LYING EAST OF AND ADJOINING BLOCK 3 AFORESAID, AND LYING NORTH OF THE SOUTH LINE OF WEST ELM STREET, AND LYING SOUTH OF THE SOUTH LINE OF WEST DIVISION STREET AS WIDENED, ALL IN ROGERS' SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM RECORDED AS DOCUMENT NO. 0818345111, AS AMENDED FROM TIME TO TIME (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: A LEASEHOLD ESTATE CREATED BY GROUND LEASE FOR A PORTION OF THE PARKSIDE PHASE I DEVELOPMENT BETWEEN CHICAGO HOUSING AUTHORITY, LANDLORD, AND PARKSIDE OLD TOWN I, LLC, TENANT RECORDED OCTOBER 13, 2006 AS DOCUMENT NUMBER 0628602043 FOR A TERM OF NINETY-NINE YEARS COMMENCING ON SEPTEMBER 1, 2006; PARTIALLY ASSIGNED IN THE AMOUNT OF GRANTEE'S UNDIVIDED INTEREST HEREIN TO GRANTEE PURSUANT TO THE "UNIT LEASE ASSIGNMENT" AS DEFINED IN SECTION 6.3 OF THE GROUND LEASE OVER THE PROPERTY DESCRIBED ABOVE AS PARCEL 1.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS OVER THE COMMUNITY AREA FOR ACCESS, INGRESS AND EGRESS TO AND FROM PARCELS 1 AND 2 OVER THE COMMUNITY AREA AS CREATED IN SECTION 2.04 OF THE COMMUNITY DECLARATION RECORDED OCTOBER 5, 2007 AS DOCUMENT NO. 0727815136 AND CREATED BY THIS SPECIAL WARRANTY DEED, IN COOK COUNTY, ILLINOIS.

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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: 7/26, 2019

Richard J Morgan
Grantor or Agent

Subscribed and Sworn to
before me this 26th day
of July 2019



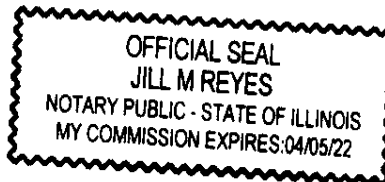
Jill M Reyes
Notary Public

The Grantee, 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, 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: 7/26, 2019

[Signature]
Grantee or Agent

Subscribed and Sworn to
before me this 26th day
of July 2019



Jill M Reyes
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class 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 Act.)