

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

MAIL TO:

The Law Offices of Max Elliott,
Ltd.
500 N. Michigan Ave., Suite 600
Chicago, IL 60611

NAME & ADDRESS OF TAXPAYER:

Timothy A. Schryver, Trustee
3700 N. Lake Shore Drive
Unit 120
Chicago, IL 60640



Doc# 1934713004 Fee \$88.00

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

EDWARD M. MOODY


COOK COUNTY RECORDER OF DEEDS



DATE: 12/13/2019 10:43 AM PG: 1 OF 5

RECORDER'S STAMP

THE GRANTOR, TIMOTHY A. SCHRYVER, also known and referred to as "Timothy Shryver," as OWNER, of the City of CHICAGO, County of Cook, State of Illinois, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration hereby CONVEYS and WARRANTS and TRANSFERS all right, title, and interest held by GRANTOR in the following described real estate, appurtenances and improvements, to have and hold forever, the real estate commonly known as 3700 North Lake Shore Drive, Unit 120, Chicago, Illinois 60640, duly recorded on March 25, 1999 at the Cook County Recorder of Deeds office, Document Number 99287784 TO GRANTOR to TIMOTHY SCHRYVER, as TRUSTEE and GRANTEE, of the TIMOTHY A. SCHRYVER REVOCABLE LIVING TRUST, dated June 3, 2019 of Chicago, Illinois, County of Cook hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2019 shall be prorated between GRANTOR and GRANTEE as of the date of the recording of this deed. Send all tax statements to Grantee.

| REAL ESTATE TRANSFER TAX | 13-Dec-2019 |
|--|---------------|
|  CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

| REAL ESTATE TRANSFER TAX | 13-Dec-2019 |
|--|-------------|
|  COUNTY: | 0.00 |
|  ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |
| 14-21-106-032-1042 20191201658568 0-032-433-504 | |

14-21-106-032-1042 | 20191201658568 | 1-307-731-296 |

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

SV
P
S
N
12/13/19
10:43 AM
1934713004

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER C-5, IN THE 3700-3720 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

THE SOUTHEASTERLY 50 FEET OF LOT 5 AND SO MUCH OF THE ACCRETIONS THAT LIE EAST OF AND ADJOINING SAID LOT AS FALL WEST OF THE WEST LINE OF SHERIDAN ROAD IN BLOCK 6 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, ALL INCLUSIVE, IN PINE GROVE IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL B:

LOTS 6 AND 7 IN BLOCK 4 AND ALSO ACCRETIONS EASTERLY OF AND ADJOINING SAID LOTS 4 AND 7 AND LYING BETWEEN THE NORTH LINE (EXTENDED) OF SAID LOT 6 AND THE SOUTH LINE (EXTENDED) OF SAID LOT 7 (EXCEPT THAT PART TAKEN FOR SHERIDAN DRIVE), IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, BOTH INCLUSIVE, IN PINE GROVE IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THE WESTERLY 65 FEET OF SAID LOTS 6 AND 7 AND EXCEPTING ALSO THE SOUTHERLY 157 1/2 FEET OF THE EAST 105 FEET OF THE WESTERLY 170 FEET OF SAID LOTS 6 AND 7), ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 2553348, AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE F-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25513348

Property Index Number (PIN): 14-21-106-032-1042

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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 June 3 2019

Signature: [Signature]
As Grantor

Subscribed and sworn to me
By the said Timothy A Schryver
This 3 day of June, 2019
Notary Public [Signature]

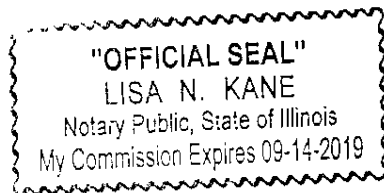


The **grantee** or his agent affirms that, to the best of his knowledge, the name of the **grantor** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois 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 June 3 2019

Signature: [Signature]
As Grantee

Subscribed and sworn to me
By the said Timothy A Schryver
This 3 day of June, 2019
Notary Public [Signature]

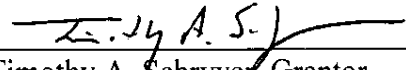


Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

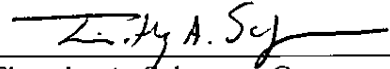
UNOFFICIAL COPY

PROPERTY COMMONLY KNOWN AS3700 North Lake Shore Drive, Unit 120, Chicago, Illinois 60640


Dated this 3 day of June, 2019



Timothy A. Schryver, Grantor



Timothy A. Schryver, Grantor



Timothy A. Schryver, Grantee, Trustee

Property of Cook County Clerk's Office

UNOFFICIAL COPY

NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS }
 } SS
 COUNTY OF COOK }

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT TIMOTHY A. SCHRYVER is personally known to me to be the same person whose name is subscribed to the foregoing WARRANTY DEED, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 3 day of June, 2019.



Lisa N. Kane
 Notary Public

My commission expires 9-14-19

MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

NAME & ADDRESS OF PREPARER:

The Law Offices of Max Elliott, Ltd.
 500 N. Michigan Ave., Suite 600
 Chicago, Illinois 60611

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 6.3.2019

Max Elliott
 Buyer, Seller or Representative