

Doc#: 2000222154 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/02/2020 01:21 PM Pg: 1 of 4

**QUIT CLAIM DEED
STATUTORY (Illinois)**

Dec ID 20191201679266
ST/CO Stamp 0-840-516-960
City Stamp 0-886-328-672

Mail to:

Fred F Graca and Mary A Graca
100 N Hermitage Avenue, Unit 801
Chicago, Illinois 60612

Name & address of taxpayer:

Fred F Graca and Mary A Graca
100 N Hermitage Avenue, Unit 801
Chicago, Illinois 60612

THE GRANTOR(S), Fred F Graca and Mary A Graca, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100ths DOLLARS, and other good and valuable considerations in hand paid,

CONVEYS AND QUIT CLAIMS to the GRANTEE(S), Fred F Graca and Mary A Graca, husband and wife, and Justin F Graca, a single person, of 100 N Hermitage Avenue, Unit 801, City of Chicago, 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

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said property not as tenants in common but as JOINT TENANTS.

Subject to the general real estate taxes for 2017 and subsequent years; special assessments confirmed after this contract date, building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities.

Permanent Index Number:
17-07-423-020-4082

Property Address:
100 N Hermitage Avenue, Unit 801
Chicago, Illinois 60612

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STREET ADDRESS: 100 N. HERMITAGE AVE #801

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-07-423-020-4082

LEGAL DESCRIPTION:

PARCEL 1: UNIT 801 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) LEASEHOLD ESTATE CREATED BY GROUND LEASE DATED AS OF DECEMBER 27, 2004 BETWEEN CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, LANDLORD, AND WHP TOWER, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TENANT, RECORDED DECEMBER 30, 2004 AS DOCUMENT NUMBER 0436519125, DEMISING AND LEASING FOR A TERM OF 99 YEARS EXPIRING ON DECEMBER 27, 2103, THE FOLLOWING DESCRIBED PREMISES, AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND:

LOT 2 IN MAYPOLE RESUBDIVISION, BEING A RESUBDIVISION AND CONSOLIDATION IN BLOCKS 2 AND 3 IN PAGE AND WOOD'S SUBDIVISION OF BLOCKS 50, 63 AND 64, AND IN THE SUBDIVISION OF LOTS 5 AND 6 IN SAID BLOCK 3 IN PAGE AND WOOD'S SUBDIVISION, INCLUDING THE EAST-WEST VACATED ALLEYS AND VACATED WEST MAYPOLE AVENUE, IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 7, 2002 AS DOCUMENT NO. 0021230668 IN WESTHAVEN PARK TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0611532059, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P217 AND STORAGE SPACE NO. S232, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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QUIT CLAIM DEED STATUTORY (Illinois)

Dated this 16 day of May, 2019

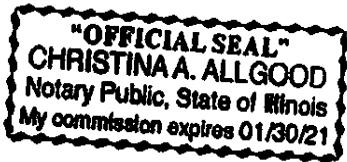
Fred F Graca
Fred F Graca

** Mary A Graca*
Mary A Graca

STATE OF ILLINOIS)
)
COUNTY OF KANE)

I the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Fred F Graca and Mary A Graca, 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 and delivered the said instrument as their free and voluntary act for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 16 day of May, 2019



Christina Allgood
Notary Public

I hereby declare that this deed is exempt from real estate transfer tax under Illinois Code 35 ILCS 200/31-45 E.

[Signature] 5/16/19
Grantor or Representative

NAME AND ADDRESS OF PREPARER:

Michael R. Herbert
Attorney at Law
Herbert & Eckburg, LLC
2000 W. Galena Blvd., Suite 210
Aurora, Illinois 60506
(630) 844-1257

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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 | 16 | 2019

SIGNATURE: *Mary A. Graca*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

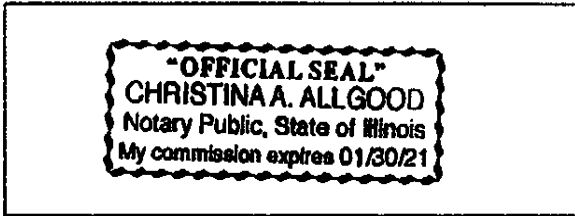
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 5 | 16 | 2019

NOTARY SIGNATURE: *Christina Allgood*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 5 | 16 | 20

SIGNATURE: *Justin Graca*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

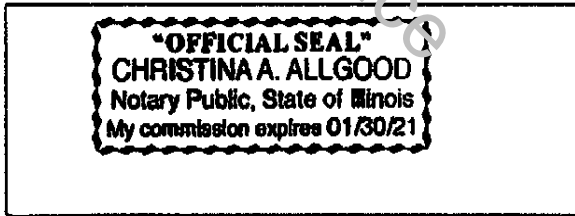
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): *Justin Graca*

On this date of: | | 20

NOTARY SIGNATURE: *Christina Allgood*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))