

UNOFFICIAL COPY



Doc# 2003406014 Fee \$88.00

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

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/03/2020 11:25 AM PG: 1 OF 3

TRUSTEE'S WARRANTY DEED

ILLINOIS

19-6044

Above Space for Recorder's Use Only

THE GRANTOR, Ronald Leonard Whittingham, as Trustee under the provisions of a Declaration of Trust dated May 3, 2011, and known as the Ronald Leonard Whittingham Revocable Trust, not personally but as Trustee under the provisions of a Deed in Trust duly recorded and delivered in pursuance of a certain trust agreement aforesaid, 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 considerations in hand paid, receipt is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY(s) and WARRANTS to Ronald Leonard Whittingham, of 1540 N North Park Avenue, Unit PH, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of)

SUBJECT TO: Subject to the second installment of tax year 2019 and subsequent years, covenants, conditions and restrictions of record, zoning and building laws.

Permanent Real Estate Index Number(s): 17-04-201-013-0000.

Address of Real Estate: 1540 N North Park Avenue, Unit PH, Chicago, Illinois, 60610

Ronald Leonard Whittingham, as Trustee aforesaid

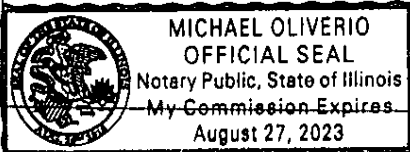
State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Ronald Leonard Whittingham, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act as Trustee aforesaid, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Signed and Sealed before me this 14 Day of JANUARY, 2020

Given under my hand and official seal:

[Signature of Notary Public]

Notary Public




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## LEGAL DESCRIPTION

**PARCEL 1: UNIT PH TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1540 N. NORTH PARK AVENUE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1905916051, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.**

<b>REAL ESTATE TRANSFER TAX</b>	03-Feb-2020	
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

17-04-201-013-0000 | 20200201606750 | 1-800-641-632

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



*This conveyance is exempt under the provisions of Para. E, Sec. 31-45, Real Estate Transfer Tax Law, 35 ILCS 200/31-45.*

Date: 1/14/2020

Seller, Buyer or Representative 

*Return To:*  
 Novas Title Company, LLC  
 1801 S. Meyers Rd.  
 Suite ~~250~~ 220  
 Oakbrook Terrace, IL 60181

This instrument was prepared by: Ronald Leonard Whittingham 1540 N North Park Ave. Unit PH Chicago, IL 60610	Send subsequent tax bills to: Ronald Leonard Whittingham 1540 N North Park Ave. Unit PH Chicago, IL 60610	Recorder-mail recorded document to: Ronald Leonard Whittingham 1540 N North Park Ave. Unit PH Chicago, IL 60610
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<b>REAL ESTATE TRANSFER TAX</b>	03-Feb-2020	
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00
17-04-201-013-0000   20200201606750   0-813-030-240		

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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: 1114 1, 2020

SIGNATURE: [Signature]  
GRANTOR or AGENT

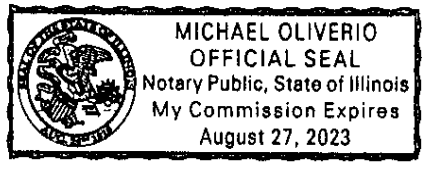
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Ronald Leonard Whittingham AFFIX NOTARY STAMP BELOW

On this date of: 1114 1, 2020

NOTARY SIGNATURE: [Signature]



### 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: 1114 1, 2020

SIGNATURE: [Signature]  
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: Michael Oliverio

By the said (Name of Grantee): Ronald Leonard Whittingham AFFIX NOTARY STAMP BELOW

On this date of: 1114 1, 2020

NOTARY SIGNATURE: [Signature]



**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)**)